

with a laptop to take home. This kind of investment in all students and commitment to reducing disparity pays dividends in student success.

Even with plentiful resources, success takes staff buy-in, strong leadership, and tireless work. I commend the staff at Thomas Edison for their commitment to their craft and dedication to students.

But it also takes a community, parents devoted to their children's learning, and students empowered and motivated to go the extra mile. Thomas Edison has implemented a family and community partnership. It has also partnered with the Community Health Center to provide behavioral health and dental health to all students.

This comprehensive approach to supporting students with wrap-around service makes a difference. Every school in America has the potential to be a school of distinction; we just need to prioritize education.

Again, I congratulate the Thomas Edison Middle School community for this award and honor.

#### COMMUNICATION FROM CHAIR OF COMMITTEE ON TRANSPORTATION AND INFRASTRUCTURE

The SPEAKER pro tempore laid before the House the following communication from the Chair of the Committee on Transportation and Infrastructure; which was read and, without objection, referred to the Committee on Appropriations:

COMMITTEE ON TRANSPORTATION AND  
INFRASTRUCTURE, HOUSE OF REPRESENTATIVES,

Washington, DC, February 27, 2020.

Hon. NANCY PELOSI,  
Speaker, House of Representatives,  
Washington, DC.

DEAR MADAM SPEAKER: On February 26, 2020, pursuant to section 3307 of Title 40, United States Code, the Committee on Transportation and Infrastructure met in open session to consider twenty-four resolutions included in the General Services Administration's Capital Investment and Leasing Programs.

I have enclosed copies of the resolutions adopted.

Sincerely,

PETER A. DEFazio,  
Chair.

Enclosures.

#### COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF JUSTICE FEDERAL  
BUREAU OF INVESTIGATION, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 180,000 rentable square feet of space, including 10 official parking spaces, for the Federal Bureau of Investigation currently located at 375 E Street SW in Washington, DC, at a proposed total annual cost of \$9,000,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 174 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 174 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall

provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, DC**

Prospectus Number: PDC-03-WA19

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 180,000 rentable square feet (RSF) for the Department of Justice, Federal Bureau of Investigation (FBI), currently located at 375 E Street SW, in Washington, DC. The FBI has occupied this space in the building since April 14, 2011, under a lease that expires on April 1, 2021. GSA is proposing to continue leasing space for FBI at the current location pending the results of a cost-benefit analysis, including relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

The lease will provide continued housing for FBI, and will maintain the office and overall space utilization rates at 109 and 174 usable square feet (USF) per person, respectively.

**Description**

Occupant:	FBI
Current Rentable Square Feet	180,000 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF:	180,000 (Proposed RSF/USF = 1.13)
Expansion/Reduction RSF:	None
Current USF/Person:	174
Estimated/Proposed USF/Person:	174
Expiration Dates of Current Lease(s):	04/01/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, CEA
Number of Official Parking Spaces <sup>1</sup> :	10
Scoring:	Operating Lease
Current Total Annual Cost:	\$7,396,997 (lease effective 04/14/2011)
Estimated Rental Rate <sup>2</sup> :	\$50.00/ RSF
Estimated Total Annual Cost <sup>3</sup> :	\$9,000,000

<sup>1</sup>Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>2</sup>This estimate is for fiscal year 2021 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup>New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, DC**

Prospectus Number: PDC-03-WA19

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**Background**

The mission of FBI is to protect and defend the United States against terrorist and foreign intelligence threats; to uphold and enforce the criminal laws of the United States; to provide leadership and criminal justice services to Federal, State, municipal, and international agencies and partners; and to perform these responsibilities in a manner that is responsive to the needs of the public and is faithful to the Constitution of the United States.

The primary occupant of this location is FBI's Security Division. The offices housed within this facility support security services, including background checks, financial and strategic planning, information security and general security services.

**Justification**

The FBI is currently housed in a leased building located at 375 E Street SW in Washington, DC, and has been in this location since 2011. The current lease expires on April 1, 2021. FBI requires continued housing to carry out its mission and anticipates a need for housing beyond the term of the current lease to continue to support the security needs of FBI.

This location is one of the locations that are proposed to consolidate as part of the FBI headquarters consolidation proposal. Once consolidated, this location will be backfilled with other Federal agency tenants with like space requirements, minimizing any necessary changes to the leased location.

GSA will consider whether the continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FBI to accomplish its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, DC**

Prospectus Number: PDC-03-WA19

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

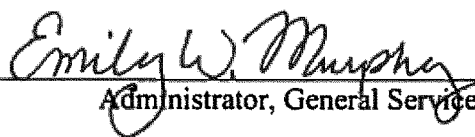
Submitted at Washington, DC, on September 21, 2018.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration



Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Storage <sup>5</sup>	Special <sup>6</sup>
375 E Street, SW, Washington, DC	914	914	127,978	159,033	-	-	-	-
Estimated/Proposed Lease	-	-	-	-	914	914	5,304	25,751
Total	914	914	127,978	159,033	914	914	5,304	25,751

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	109	109

UR = average amount of office space per person  
Current UR excludes 28,155 usf of office support space  
Proposed UR excludes 28,155 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	174	174

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	159,033	1.13	180,000
Estimated/Proposed	159,033	1.13	180,000

Special Space <sup>6</sup>		USF
Mailroom		2,369
Conference/Auditorium		8,189
Training Room		2,347
IT Equipment Storage		1,434
Fitness/Locker		7,841
Records Storage		3,571
Total		25,751

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 217,000 rentable square feet of space, including 1 official parking space, for the U.S. Department of Veterans Affairs currently located in three leases at 1800 G Street NW in Washington, DC, at a proposed total annual cost of \$10,850,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 153 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 153 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-11-WA19

**Executive Summary**

The U.S. General Services Administration (GSA) proposes a lease of up to 217,000 rentable square feet (RSF) for the U.S. Department of Veterans Affairs (VA), currently housed in three leases at 1800 G Street NW in Washington, DC. VA has occupied space in the building since 5/1/1994.

The lease will provide continued housing for VA and will maintain VA's efficient office and overall space utilization at 105 and 153 usable square feet (USF) per person respectively.

**Description**

Occupant:	VA
Current RSF:	208,311 (Current RSF/USF = 1.16)
Proposed Maximum RSF <sup>1</sup> :	217,000 (Proposed RSF/USF = 1.2)
Expansion/Reduction RSF:	8,689 Expansion
Current USF/Person:	153
Estimated USF/Person:	153
Expiration Dates of Current Lease(s):	4/30/2019 (Holdover), 4/30/2024, 4/30/2027
Proposed Maximum Leasing Authority	20 Years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	1
Scoring:	Operating Lease
Current Total Annual Cost:	\$ 9,793,428 [leases effective 5/1/1994 (2) and 5/1/2012]
Estimated Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$10,850,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.16; however, to maximize competition a RSF/USF ratio of 1.2 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2019 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-11-WA19

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**Background**

This prospectus is for the Veterans Benefits Administration (VBA). VBA provides a variety of benefits and services to service members, veterans, and their families. VBA has been undergoing a major transformation that is people-centric and results-oriented, and that provides a forward-looking integration of solutions that will ensure total lifelong engagement with service members, veterans, and their families.

**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the VA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Justification**

One of the current leases at 1800 G Street NW is in holdover, and the others expire on 4/30/2024 and 4/30/2027. VA requires continued housing for 1,181 personnel currently working in the 1800 G Street NW location. The lease will maintain VA's efficient office and overall space utilization at 105 and 153 USF per person respectively.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-11-WA19

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

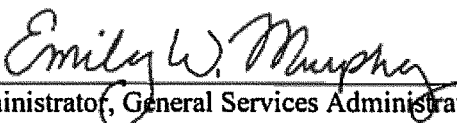
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on November 25, 2019

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF) <sup>1</sup>	
	Office	Total	Office	Total	Office	Total	Office	Total
1800 G St NW	1,181	1,181	138,545	180,145				
Estimated/Proposed Lease								
Total	1,181	1,181	138,545	180,145	1,181	1,181	138,545	180,145

Office Utilization Rate (UR) <sup>2</sup>			
Rate		Current	Proposed
UR = average amount of office space per person		105	105
Current UR excludes 34,880 usf of office support space			
Proposed UR excludes 34,880 usf of office support space			

Overall UR <sup>3</sup>		
Rate		153

R/U Factor <sup>4</sup>			
Total USF		RSF/USF	Max RSF
Current	180,145	1.16	208,311
Estimated/Proposed	180,145	1.2	217,000

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- <sup>2</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.
- <sup>3</sup> USF/Person = housing plan total USF divided by total personnel
- <sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF
- <sup>5</sup> Storage excludes warehouse, which is part of Special Space.
- <sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Conference / Training		17,250
Health Unit		1,350
Telecommunications		1,500
Total		20,100

## COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, DAYTONA BEACH, FL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 106,826 net usable square feet of space, and 750 official parking spaces, for the Department of Veterans Affairs to replace and consolidate two existing leases in Daytona Beach, FL, at a proposed unserviced annual cost of \$4,111,733 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not

be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the lease shall contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corpora-

tion or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

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**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
DAYTONA BEACH, FL**

Prospectus Number: PFL-01-VA19

Congressional District: 6

**Executive Summary**

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 106,826 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in two leases totaling 74,013 NUSF in Daytona Beach, FL.

The lease will be delegated to VA, provide continued services for the Daytona Beach veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

**Description**

Occupant:	Veterans Affairs
Current NUSF:	74,013
Estimated Maximum NUSF:	106,826
Expansion/Reduction NUSF:	32,813 (expansion)
Estimated Maximum Rentable Square Feet:	144,215
Expiration Dates of Current Lease(s):	64,149 NUSF – 10/3/2021 9,864 NUSF – 10/14/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North:</u> W. Granada Blvd. <u>South:</u> Dunlawton Ave. to Taylor Rd. <u>East:</u> N. Ridgewood Ave. <u>West:</u> S. Tymber Creek Rd., a line connecting to LPGA Blvd., W. International Speedway Blvd., then east on US-4 to Tomoka Farms Rd.
Number of Official Parking Spaces:	750
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,217,653
Current Total Unserviced Annual Cost:	\$791,474
Estimated Unserviced Rental Rate <sup>1</sup> :	\$38.49 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$4,111,733

<sup>1</sup> This estimate is for fiscal year 2019 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.



GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
DAYTONA BEACH, FL**

Prospectus Number: PFL-01-VA19  
Congressional District: 6

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**Justification**

A new 106,826 NUSF lease in Daytona Beach will replace and consolidate the two existing leases in the Daytona Beach market, including the 64,149 NUSF William V. Chappell Veterans Multi-Specialty Outpatient Clinic and the 9,864 NUSF Westside Pavilion Uniform Mental Health Services Annex.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner. Additionally, the existing locations have safety and security deficiencies.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process and will provide a single location in the Daytona Beach area to serve the outpatient care needs of veterans and their families. The new lease will allow VA to provide primary care, mental health, specialty care, laboratory and pathology, pharmacy, and radiology and imaging services to veterans in a rightsized, state-of-the-art, and energy-efficient healthcare facility. It will also provide increased access to care for veterans living in the Daytona Beach market who are currently seen in the existing two Community-Based Outpatient Clinics or commute more than 1 hour to a facility in Orlando, FL.

Additionally, a new lease also will provide future flexibility by allowing VA to resize, replace, or exit the proposed clinic lease based on changes in veteran demographics, workload patterns, and emergent healthcare delivery practices.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
DAYTONA BEACH, FL**

Prospectus Number: PFL-01-VA19  
Congressional District: 6

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**Interim Leasing**

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

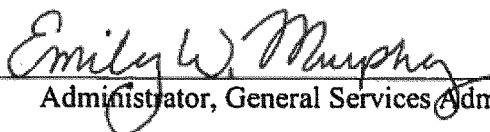
Submitted at Washington, DC, on November 7, 2019.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, JACKSONVILLE, FL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 164,054 net usable square feet of space, and 1,150 official parking spaces, for the Department of Veterans Affairs currently located in four leases in Jacksonville, FL, at a proposed unserviced annual cost of \$5,139,812 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not

be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the lease shall contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corpora-

tion or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
JACKSONVILLE, FL**

Prospectus Number: PFL-02-VA19  
Congressional District(s): 4, 5

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**Executive Summary**

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 164,054 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in four leases totaling 49,895 NUSF in Jacksonville, FL.

The lease will be delegated to VA, provide continued services for the Jacksonville veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

**Description**

Occupant:	Veterans Affairs
Current NUSF:	49,895
Estimated Maximum NUSF:	164,054
Expansion/Reduction NUSF:	114,159 (expansion)
Estimated Maximum Rentable Square Feet:	221,473
Expiration Dates of Current Lease(s):	19,750 NUSF – 9/8/2021 30,145 NUSF – 2/28/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Duval County Line <u>South</u> : Duval County Line <u>East</u> : Duval County Line <u>West</u> : Duval County Line
Number of Official Parking Spaces:	1,150
Scoring:	Operating Lease
Current Total Annual Cost:	\$1,334,795
Current Total Unserved Annual Cost:	\$937,444
Estimated Unserved Rental Rate <sup>1</sup> :	\$31.33 per NUSF
Estimated Total Unserved Annual Cost <sup>2</sup> :	\$5,139,812

**Justification**

A new 164,054 NUSF lease in Jacksonville will replace and consolidate four existing leases in the Jacksonville market, including the interim outpatient clinic, the primary care clinic, and the mental health clinic.

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<sup>1</sup> This estimate is for fiscal year 2019 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserved (taxes, insurance, management, and maintenance and repair reserves included); however, the lease contract may include operating expenses paid by the lessor.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

**GSA****PBS**

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
JACKSONVILLE, FL**

Prospectus Number: PFL-02-VA19  
Congressional District(s): 4, 5

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The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' timely access to services. Additionally, the existing locations have safety and security deficiencies.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process and will provide a single location in the Jacksonville area to serve the outpatient care needs of veterans and their families. The new lease will allow VA to provide comprehensive primary care, mental health, and specialty care services to the rapidly growing veteran population in the Jacksonville area in a rightsized and state-of-the-art healthcare facility. The new lease will also include domiciliary space to accommodate the growing need for inpatient mental health space in the Jacksonville market.

Additionally, a new lease will also provide future flexibility by allowing VA to resize, replace, or exit the proposed clinic lease based on changes in veteran demographics, workload patterns, and emergent healthcare delivery practices.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

**Interim Leasing**

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
JACKSONVILLE, FL**

Prospectus Number: PFL-02-VA19  
Congressional District(s): 4, 5

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

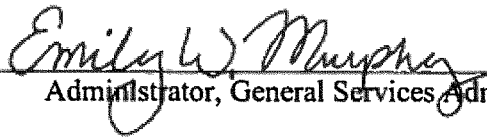
Submitted at Washington, DC, on November 7, 2019.

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, RALEIGH, NC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 185,271 net usable square feet of space, and 1,300 official parking spaces, for the Department of Veterans Affairs currently located in three leases in Raleigh, NC, at a proposed unserviced annual cost of \$7,833,258 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included

in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the lease shall contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corpora-

tion or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
RALEIGH, NC**

Prospectus Number: PNC-01-VA19  
Congressional District(s): 2, 4

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**Executive Summary**

The General Services Administration (GSA) proposes an outpatient clinic lease of approximately 185,271 net usable square feet (NUSF) for the U.S. Department of Veterans Affairs (VA), currently located in three leases totaling 33,473 NUSF in Raleigh, NC.

The lease will be delegated to VA, provide continued services for the Raleigh veteran community, and provide the necessary expansion services to meet current and projected service delivery gaps for healthcare in the local market.

**Description**

Occupant:	Veterans Affairs
Current NUSF:	33,473
Estimated Maximum NUSF:	185,271
Expansion/Reduction NUSF:	151,798 (expansion)
Estimated Maximum Rentable Square Feet:	250,116
Expiration Dates of Current Lease(s):	13,500 NUSF – 9/30/2023 9,973 NUSF – 6/14/2020 10,000 NUSF – 5/11/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Western Blvd. at Gorman St. to Martin Luther King Jr. Blvd. at Rock Quarry Rd. <u>South</u> : Ten-Ten Rd. at Blaney Franks Rd. to Ten-Ten Rd. at Benson Rd. <u>East</u> : Rock Quarry Road at Martin Luther King Jr. Blvd. to Sanderford Rd. to Creech Rd. to E. Garner Rd. to Benson Rd. <u>West</u> : Gorman St. at Western Blvd. to Avent Ferry Rd. to Tryon Rd. to Yates Mill Pond Rd. to Olde South Rd. to Penny Rd. to Blaney Franks Rd. at Ten-Ten Rd.
Number of Official Parking Spaces:	1,300
Scoring:	Operating Lease
Current Total Annual Cost:	\$761,862
Current Total Unserved Annual Cost:	\$495,210



GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
RALEIGH, NC**

Prospectus Number: PNC-01-VA19  
Congressional District(s): 2, 4

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Estimated Unserviced Rental Rate <sup>1</sup> :	\$42.28 per NUSF
Estimated Total Unserviced Annual Cost <sup>2</sup> :	\$7,833,258

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**Justification**

A new 185,271 NUSF lease in Raleigh will replace and consolidate the three existing leases in the Raleigh market, including a 9,973 NUSF Intensive Outpatient Program lease as well as two Community Based Outpatient Clinics—one consisting of 13,500 NUSF and one consisting of 10,000 NUSF.

The current space in these facilities is insufficient to meet the projected needs of the veteran community. Space limitations and an increase in workload limit veterans' access to services in a timely manner. Additionally, the existing locations have safety and security deficiencies.

The new facility will enhance VA outpatient services by closing space and utilization gaps identified in VA's Strategic Capital Investment Planning process and will provide a single location in the Raleigh area to serve the outpatient care needs of veterans and their families. The new lease will allow VA to consolidate and enhance the primary care, mental health, dialysis, and limited specialty care services it currently provides in the three existing leases, and will also allow for the offering of new specialty care services, women's health, ambulatory surgery, and imaging to veterans in a rightsized and state-of-the-art healthcare facility.

The proposed lease will provide veterans in the Raleigh area better access to high-quality, reliable healthcare. A new lease will also provide future flexibility by allowing VA to resize, replace, or exit the proposed clinic lease based on changes in veteran demographics, workload patterns, and emergent healthcare delivery practices.

With this new lease, sufficient space will be available to provide the necessary primary care capacity to help ensure veterans have timely access to high-quality care. As part of the proposed comprehensive outpatient care offering, the facility will include a fully staffed administrative medicine department for compensation and pension examinations to assist in eliminating the Veteran Benefits Administration's claims backlog. This facility will also have a strong focus on mental health, the reduction of veteran homelessness, and women's health services.

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<sup>1</sup> This estimate is for fiscal year 2019 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is unserviced (taxes, insurance, management, and maintenance and repair reserves excluded); however, the lease contract may include operating expenses paid by the lessor.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
RALEIGH, NC**

Prospectus Number: PNC-01-VA19  
Congressional District(s): 2, 4

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**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required net usable area.

**Interim Leasing**

The Government will execute such interim leasing actions as are necessary to ensure continued housing prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on November 7, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

## COMMITTEE RESOLUTION

LEASE—UNITED STATES SECRET SERVICE,  
BROOKLYN, NY

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 94,000 rentable square feet of space for the Department of Homeland Security, United States Secret Service currently located in two leases at 335 Adams Street in Brooklyn, NY, at a proposed total annual cost of \$6,110,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 207 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 207 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
UNITED STATES SECRET SERVICE  
BROOKLYN, NY**

Prospectus Number: PNY-02-BR20  
Congressional District: 7,8,9

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 94,000 rentable square feet (RSF) for the Department of Homeland Security (DHS), United States Secret Service (USSS), currently located in two leases at 335 Adams Street, Brooklyn, New York. USSS has occupied space in the building since October and November 2001 under leases that both expire on October 30, 2023.

The lease will provide continued housing for USSS, and will improve the office and overall space utilization from 118 and 214 to 74 and 207 usable square feet (USF) per person, respectively.

**Description**

Occupant:	USSS
Current Rentable Square Feet (RSF)	92,930 RSF (Current RSF/USF = 1.37)
Estimated/Proposed Maximum RSF <sup>1</sup> :	94,000 RSF (Proposed RSF/USF = 1.37)
Expansion/Reduction RSF:	1,070 RSF Expansion
Current USF/Person:	214
Estimated/Proposed USF/Person:	207
Expiration Dates of Current Lease(s):	10/30/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	<u>North</u> : Intersection of Adams St. and John St., John St. to Hudson Ave., Hudson Ave. to Navy St., Navy St. to Flushing Ave., Flushing Ave. to Vanderbilt Ave.; <u>East</u> : Vanderbilt Ave. to Flatbush Ave.; <u>South</u> : Flatbush Ave. to Atlantic Ave., Atlantic Ave. to the Brooklyn Queens Expressway (BQE)/278; <u>West</u> : BQE/278 to Pearl St., Pearl St. to Anchorage Pl., Anchorage Pl. to Adams St.
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$5,561,381 including electric
Estimated Rental Rate <sup>2</sup> :	\$65.00 / RSF

<sup>1</sup> The RSF/USF at the current location is approximately 1.37 and to maximize competition the same RSF/USF ratio of 1.37 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2023 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSA

PBS

**PROSPECTUS – LEASE  
UNITED STATES SECRET SERVICE  
BROOKLYN, NY**

Prospectus Number: PNY-02-BR20  
Congressional District: 7,8,9

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Estimated Total Annual Cost<sup>3</sup>: \$6,110,000

**Background**

USSS has two missions—criminal investigations and protection. Criminal investigation activities encompass financial crimes, identity theft, counterfeiting, computer fraud, and computer-based attacks on the Nation's financial, banking, and telecommunications infrastructure.

The protection mission is the more publicly visible of the two, covering the President, Vice President, their families, ex-Presidents, and major candidates for those offices, along with the White House and the Vice President's residence (through USSS's Uniformed Division). Protective duties of USSS also extend to foreign missions in the District of Columbia and visiting heads of foreign states or governments, other distinguished foreign visitors to the United States, and other individuals as designated per Executive order.

Separate from these specific mandated assignments, USSS is responsible for certain security activities such as National Special Security Events, which include Presidential inaugurations, the major party quadrennial national conventions, as well as international conferences and events held in the United States.

The current lease became effective on October 5, 2001—shortly after the September 11, 2001, attacks destroyed the USSS's Regional Headquarters Office at 7 World Trade Center. The lease was executed under an emergency blanket authorization. It expired on October 30, 2018, and authorization to extend was provided under prospectus number PNY-04-BR18.

**Justification**

USSS has housed its Regional Headquarters in Brooklyn since 2001. The delineated area identified in the prospectus affords USSS easy accessibility to major highways, facilitating transportation connections in and out of the borough as well as access to all three New York major metropolitan airports.

The Regional Headquarters supports approximately 1,000 protective visits to New York City annually, and thus close proximity to Manhattan is critical to the operation of this office. Additionally, the strategic geographic placement in Brooklyn allows the USSS

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<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
UNITED STATES SECRET SERVICE  
BROOKLYN, NY**

Prospectus Number: PNY-02-BR20  
Congressional District: 7,8,9

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critical response time to threat-based activity, as well as convenient access to the USSS's law enforcement partners in lower Manhattan such as the FBI, NYPD Headquarters Office, and FEMA. Proximity to the U.S. Attorneys Office (both the Eastern and Southern Districts of New York) is also integral to the USSS mission.

The current extended leases at 335 Adams Street in Brooklyn, NY, expire on October 30, 2023. USSS requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE  
UNITED STATES SECRET SERVICE  
BROOKLYN, NY**

Prospectus Number: PNY-02-BR20  
Congressional District: 7,8,9

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 13, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Housing Plan  
United States Secret Service

PNY-02-BR20  
Brooklyn, NY

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Storage <sup>5</sup>	Special <sup>6</sup>
335 Adams St., Brooklyn, NY	317	317	47,611	2,060		67,291		
335 Adams St., Brooklyn, NY	1	1	626			626		
Proposed Lease					328	328	630	36,193
Total	318	318	48,237	2,060	328	328	630	36,193

Office Utilization Rate (UR) <sup>2</sup>		
Current	118	Proposed
Rate		74

UR = average amount of office space per person  
Current UR excludes 10,612 usf of office support space  
Proposed UR excludes 6,871 usf of office support space

Overall UR <sup>3</sup>		
Current	214	Proposed
Rate		207

R/U Factor <sup>4</sup>			
Total USF	RSF/USF	Max RSF	
Current	67,917	1.37	92,930
Estimated/Proposed	68,054	1.37	94,000

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>	USF
Break Room	1,400
Bunk Room	210
Case Management Room	1,260
Conference/Training	5,838
Copy/Storage	420
Equipment Storage	1,820
Evidence Storage	2,660
Field Equipment Repair	1,260
File Room	1,134
Firearms Storage	420
Fitness	4,130
Holding Cells	2,649
Investigative Dark Room	420
Lab	2,520
Locker Rooms	2,058
Mail Screening Room	1,092
Prisoner Processing	112
SCIF	560
Secure Interview Room	952
Secure Waiting Area	630
Special Equipment Storage	2,128
Standard Support Space	2,520
Total	36,193



## COMMITTEE RESOLUTION

LEASE—SOCIAL SECURITY ADMINISTRATION,  
ALBUQUERQUE, NM

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 168,000 rentable square feet of space, including 689 official parking spaces, for the Social Security Administration currently located at 500 Lead Avenue and 410 Lead Avenue in Albuquerque, NM, at a proposed total annual cost of \$4,704,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 187 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 187 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
ALBUQUERQUE, NM**

Prospectus Number: PNM-01-AL20  
Congressional District: 1,3

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 168,000 rentable square feet (RSF) and 689 parking spaces for the Social Security Administration (SSA), currently located at 500 Lead Avenue SW and 410 Lead Avenue SW (parking only) in Albuquerque, NM. SSA has occupied space in the buildings since 2001 under leases that expire on October 15, 2021, and September 13, 2021, respectively.

The lease will provide continued housing for SSA, improving the office utilization rate from 146 to 119 usable square feet (USF) per person and maintaining the overall space utilization rate at 187.

**Description**

Occupant:	SSA
Current RSF:	153,465 (Current RSF/USF = 1.05)
Estimated/Proposed Maximum RSF <sup>1</sup> :	168,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	14,535 Expansion
Current USF/Person:	187
Estimated/Proposed USF/Person:	187
Expiration Dates of Current Lease(s):	10/15/2021, 9/13/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	The CBD bounded by: North: Mountain Rd. NW/Mountain Rd. NE; East: I-25; South: Coal Ave. SW; West: 12 <sup>th</sup> St. SW/Park Ave. SW; 10 <sup>th</sup> St. SW/Central Ave. SW/12 <sup>th</sup> St. NW
Number of Official Parking Spaces:	689
Scoring:	Operating Lease
Current Total Annual Cost:	\$3,198,226 (leases effective 10/16/2001, 9/14/2001)
Proposed Total Annual Rental Cost:	\$4,124,440
Proposed Total Annual Parking Cost:	\$ 579,560
Estimated Rental Rate <sup>2</sup> :	\$28.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$4,704,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.05; however, to maximize competition, an RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2022 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSA

PBS

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
ALBUQUERQUE, NM**

Prospectus Number: PNM-01-AL20  
Congressional District: 1,3

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for SSA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

SSA's mission is to promote the economic security of the Nation's people through compassionate and vigilant leadership in shaping and managing America's Social Security programs. Three programs are administered under the Social Security Act: Old-Age and Survivors Insurance; Disability Insurance; and Supplemental Security Income.

SSA's programs and services are administered through a network of more than 1,200 field offices and a national 800 number that handles over 30 million calls each year.

**Justification**

In 2015, the local SSA field office was consolidated into the existing footprint of the Albuquerque Teleservice Center. As part of the program of requirements for continued space needs that will deliver Social Security services to meet the changing needs of the public, SSA will continue to perform both functions in a single location.

The current leases at 500 Lead Ave. SW and 410 Lead Ave. SW (parking only) expire on October 15, 2021, and September 13, 2021, respectively. SSA requires continued housing to carry out its mission in Albuquerque.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will

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<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
SOCIAL SECURITY ADMINISTRATION  
ALBUQUERQUE, NM**

Prospectus Number: PNM-01-AL20  
Congressional District: 1,3

constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on August 30, 2019

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
500 LEAD AVE, SW	781	781				
Estimated/Proposed Lease						
<b>Total</b>	<b>781</b>	<b>781</b>		<b>781</b>	<b>781</b>	<b>145,692</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	146	119

UR = average amount of office space per person  
 Current UR excludes 32,052 USF of office support space  
 Proposed UR excludes 26,183 USF of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	187	187

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	145,692	1.05	153,465
Estimated/Proposed	145,692	1.15	168,000

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (R/LP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Conference/Training		10,127
Physical Fitness		3,280
ADP		2,764
Reception Area		1,985
Cafeteria/Food Service		3,400
Studio		459
<b>Total</b>		<b>22,015</b>

## COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF EDUCATION, NEW YORK, NY

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 65,796 rentable square feet of space, including 7 official parking spaces, for the Department of Education currently located at 32 Old Slip in New York, NY, at a proposed total annual cost of \$4,342,536 for a lease term of up to 5 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 391 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in

an overall utilization rate of 391 square feet or higher per person.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is

found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSAPBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF EDUCATION  
NEW YORK, NY**

Prospectus Number: PNY-02-NY20  
Congressional District: 12

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of up to 5 years for approximately 65,796 rentable square feet (RSF) for the U.S. Department of Education (ED), currently located at 32 Old Slip, New York, NY. ED has occupied space in the building since May 5, 2005, under a lease that expires on May 4, 2020.

Extension of the current leases will enable ED to provide continued housing for current personnel and meet its current mission requirements. ED will maintain the office and overall utilization rates at 281 and 391 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Education
Current RSF:	65,796 (Current RSF/USF = 1.44)
Estimated/Proposed Maximum RSF:	65,796 (Proposed RSF/USF = 1.44)
Expansion/Reduction RSF:	None
Current USF/Person:	391
Estimated/Proposed USF/Person:	391
Expiration Dates of Current Lease(s):	05/04/2020
Proposed Maximum Leasing Authority:	5 years
Delineated Area:	North: Vesey Street to Ann Street to Gold Street to Fulton Street; East: South Street; South: Whitehall Street to State Street to Battery Place; West: Greenwich Street to Trinity Place to Edgar Street to Greenwich Street.
Number of Official Parking Spaces:	7
Scoring:	Operating
Current Total Annual Cost:	\$3,055,565 (lease effective 5/5/05)
Estimated Rental Rate <sup>1</sup> :	\$66.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,342,536

<sup>1</sup> This estimate is for fiscal year 2020 and may be escalated by 2 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF EDUCATION  
NEW YORK, NY**

Prospectus Number: PNY-02-NY20  
Congressional District: 12

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**Background**

ED's mission is to promote student achievement and preparation for global competitiveness by fostering educational excellence and ensuring equal access.

ED was created in 1980 by combining offices from several Federal agencies and is dedicated to:

- establishing policies on Federal financial aid for education, and distributing as well as monitoring those funds;
- collecting data on America's schools and disseminating research;
- focusing national attention on key educational issues; and
- prohibiting discrimination and ensuring equal access to education.

**Justification**

This location houses the ED Office of Inspector General (OIG), the regional ED training facility, and the ED Office for Civil Rights. Maintaining operations at this location is essential for the agency to carry out its mission.

The current lease at 32 Old Slip expires on May 4, 2020, and ED requires continued housing at this location until GSA and the Department can carry out a long-term plan to relocate ED to federally owned space that will reduce costs to the taxpayer. A 5-year lease extension will provide the Department and the ED OIG with sufficient time to budget for the costs necessary for tenant improvement, furniture, and the physical move. The Department will relocate into renovated space in the Javits Federal Building.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.



GSAPBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF EDUCATION  
NEW YORK, NY**

Prospectus Number: PNY-02-NY20  
Congressional District: 12


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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 9, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
32 Old Slip, New York, NY	117	117	42,149			
Estimated/Proposed Lease						
Total	117	117	42,149	117	117	42,149

Office Utilization Rate (UR) <sup>2</sup>		
UR = average amount of office space per person		
Current UR excludes 9,273 usf of office support space		
Proposed UR excludes 9,273 usf of office support space		
Rate	Current	Proposed
	281	281

Rate	Current	Proposed
	391	391

R/U Factor <sup>4</sup>			
Total USF		RSF/USF	Max RSF
Current	45,776	1.44	65,796
Estimated/Proposed	45,776	1.44	65,796

Special Space <sup>6</sup>		USF
Conference/Training		2,456
OIG Interview Room		206
File Room		237
Weapons Storage		168
Lactation Room		218
Total		3,285

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.
- <sup>2</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.
- <sup>3</sup> USF/Person = housing plan total USF divided by total personnel
- <sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF
- <sup>5</sup> Storage excludes warehouse, which is part of Special Space.
- <sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF VETERANS AFFAIRS  
VETERANS BENEFITS ADMINISTRATION, SAN  
DIEGO, CA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 164,000 rentable square feet of space, including 100 official parking spaces, for the Department of Veterans Affairs, Veterans Benefits Administration currently located at 8808, 8810, 8880, and 8898 Rio San Diego Drive and 5715 Kearny Villa Road in San Diego, CA, at a proposed total annual cost of \$7,052,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 175 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in

an overall utilization rate of 175 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease,

to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS-LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
VETERANS BENEFITS ADMINISTRATION  
SAN DIEGO, CA**

Prospectus Number: PCA-01-SD20  
Congressional District: CA52 & CA53

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 164,000 rentable square feet (RSF) for the Department of Veterans Affairs, Veterans Benefits Administration (VBA), currently located at 8808, 8810, 8880, and 8898 Rio San Diego Drive and 5715 Kearny Villa Road in San Diego, California. VBA has occupied space in the buildings since 2008 under leases that expire on September 30, 2023.

The lease will provide continued housing for VBA and will improve the office space utilization from 110 to 80 usable square feet (USF) per person while maintaining the overall space utilization at 175 USF per person.

**Description**

Occupant:	Veterans Benefits Administration
Current RSF:	152,369 (Current RSF/USF = 1.12)
Estimated/Proposed Maximum RSF <sup>1</sup> :	164,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	11,631 Expansion
Current USF/Person:	175
Estimated/Proposed USF/Person:	175
Expiration Dates of Current Lease(s):	09/30/2023 (all leases coterminous)
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Highway 52; South: I-8; East: I-15; West: I-5
Number of Official Parking Spaces:	100
Scoring:	Operating
Current Total Annual Cost:	\$5,738,583 (leases effective 10/1/13, 4/15/16, 10/8/08, 9/24/08, 7/1/17)
Estimated Rental Rate <sup>2</sup> :	\$43.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$7,052,000

<sup>1</sup> The overall RSF/USF at the current locations is approximately 1.12; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2024 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced, including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS—LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
VETERANS BENEFITS ADMINISTRATION  
SAN DIEGO, CA**

Prospectus Number: PCA-01-SD20  
Congressional District: CA52 & CA53

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**Background**

VBA's mission is to provide benefits and services to veterans and their families and survivors in a responsive, timely, and compassionate manner in recognition of their service to the Nation.

**Justification**

VBA's San Diego Veterans Affairs Regional Office (VARO) administers a wide array of benefits to our Nation's veterans in San Diego, Riverside, Imperial, and Orange Counties, as well as assisting with claims nationally. San Diego VARO currently houses the Mission Valley Veterans Health Administration Outpatient Clinic, the Office of Information and Technology Area Manager and End User Operation Center, Regional Counsel, as well as out-based locations for Education Service, Office of Performance Analysis and Integrity, and 10 Veterans Service Organizations. In addition, veterans can access San Diego VARO services at 13 out-based locations spread throughout Southern California.

The current leases expire on September 30, 2023. VBA requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSA

PBS

**PROSPECTUS-LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
VETERANS BENEFITS ADMINISTRATION  
SAN DIEGO, CA**

Prospectus Number: PCA-01-SD20  
Congressional District: CA52 & CA53

**Interim Leasing**


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 9, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>3</sup>	Special <sup>4</sup>	Total
8810 Rio San Diego Drive	401	401	55,943	1,920	17,222	75,085						
8880 Rio San Diego Drive	247	247	33,419	360	4,639	38,418						
8808 Rio San Diego Drive	71	71	10,421		310	10,731						
8898 Rio San Diego Drive	62	62	10,674	294		11,278						
5715 Kearny Villa Road					1,140	1,140						
Estimated/Proposed Lease							781	781	80,339	7,410	48,826	136,575
<b>Total</b>	<b>781</b>	<b>781</b>	<b>110,457</b>	<b>2,574</b>	<b>23,621</b>	<b>136,652</b>	<b>781</b>	<b>781</b>	<b>80,339</b>	<b>7,410</b>	<b>48,826</b>	<b>136,575</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	110	80

UR = average amount of office space per person  
Current UR excludes 24,301 usf of office support space  
Proposed UR excludes 17,675 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	175	175

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Total Current	136,652	1.12	152,369
Estimated/Proposed	136,575	1.20	164,000

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress, and agencies with fewer than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
ADP		650
Conference & Training		35,490
Food Service & Break Room		2,886
Physical Fitness		2,145
Lactation Room		215
Reception & Waiting Use		5,850
Imaging Work Room		325
Warehouse		1,265
<b>Total</b>		<b>48,826</b>

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HEALTH AND HUMAN SERVICES, DEPARTMENT OF COMMERCE, AND FEDERAL HOUSING FINANCE AGENCY, CHICAGO, IL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 184,042 rentable square feet of space, including 32 official parking spaces, for the Department of Health and Human Services, the Department Of Commerce—International Trade Administration, and the Federal Housing Finance Agency currently located at 233 N. Michigan Avenue in Chicago, IL, at a proposed total annual cost of \$7,166,595 for a lease term of up to 3 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 328 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any

of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 328 square feet or higher per person.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.



GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES,  
DEPARTMENT OF COMMERCE,  
AND  
FEDERAL HOUSING FINANCE AGENCY  
CHICAGO, IL**

Prospectus Number: PIL-01-CH20  
Congressional District: IL-07

**Executive Summary**

The General Services Administration (GSA) proposes a lease extension of up to 3 years for 184,042 rentable square feet (RSF) for the U.S. Department of Health and Human Services (HHS), U.S. Department of Commerce–International Trade Administration (ITA), and Federal Housing Finance Agency (FHFA), currently located at 233 N. Michigan Avenue, Chicago, IL. HHS has occupied space in the building since 12/1/2010 under a lease that expires on 11/30/2020. ITA and FHFA moved to this location after the lease commenced.

Extension of the current leases will enable HHS, ITA, and FHFA to provide continued housing for current personnel and meet their current mission requirements. The agencies will maintain the office and overall utilization rates at 176 and 328 usable square feet (USF) per person respectively.

**Description**

Occupant:	HHS, ITA, and FHFA
Lease Type:	Lease Extension
Current RSF:	184,042 (Current RSF/USF = 1.18)
Estimated/Proposed Maximum RSF:	184,042 (Proposed RSF/USF = 1.18)
Expansion/Reduction RSF:	None
Current USF/Person:	328
Estimated/Proposed USF/Person:	328
Expiration Dates of Current Lease(s):	11/30/2020
Proposed Maximum Leasing Authority:	3 years
Delineated Area:	Chicago Central Business District
Number of Official Parking Spaces:	32
Scoring:	Operating
Current Total Annual Cost:	\$6,016,078 (lease effective 12/01/2010)
Estimated Rental Rate <sup>1</sup> :	\$38.94 / RSF
Estimated Total Annual Cost:	\$7,166,595

<sup>1</sup> This estimate is for fiscal year 2021 and may be escalated by 2.0 percent per year to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

**GSA****PBS**

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES,  
DEPARTMENT OF COMMERCE,  
AND  
FEDERAL HOUSING FINANCE AGENCY  
CHICAGO, IL**

Prospectus Number: PIL-01-CH20  
Congressional District: IL-07

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**Background**

HHS's mission is to enhance the health and well-being of all Americans by providing for effective health and human services and by fostering sound, sustained advances in the sciences underlying medicine, public health, and social services. ITA's mission is to create prosperity by strengthening the international competitiveness of U.S. industry, promoting trade and investment, and ensuring fair trade and compliance with trade laws and agreements. FHFA was established by the Housing and Economic Recovery Act of 2008 and is responsible for the effective supervision, regulation, and housing mission oversight of Fannie Mae, Freddie Mac, and the Federal Home Loan Bank System.

**Justification**

The current lease expires on 11/30/2020, and the agencies require continued housing at this location to carry out their missions until the long-term action is completed. HHS will relocate to a lease at a significantly reduced footprint and below the prospectus threshold. GSA is working with both ITA and FHFA to relocate these agencies to federally owned space at a reduced square footage.

A 3-year lease extension will provide HHS, ITA, and FHFA sufficient time to accomplish their relocation plans and budget for move costs accordingly. GSA will attempt to negotiate a flexible lease term of 3 years with termination rights after the first year to provide flexibility for future plans.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES,  
DEPARTMENT OF COMMERCE,  
AND  
FEDERAL HOUSING FINANCE AGENCY  
CHICAGO, IL**

Prospectus Number: PIL-01-CH20  
Congressional District: IL-07

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**Certification of Need**

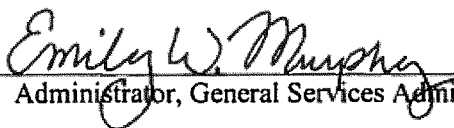
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 12, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
233 N. Michigan Avenue						
Department of Health and Human Services	444	444				
Commerce Dept International Trade Administration	28	28	3,558			
Federal Housing Finance Agency - OIG	4	4	3,512			
Estimated/Proposed Lease				476	476	38,602
Total	476	476	107,614	9,893	156,109	156,109

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	176	176

UR = average amount of office space per person  
Current UR excludes 23,675 usf of office support space  
Proposed UR excludes 23,675 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	328	328

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	156,109	1.18	184,042
Estimated/Proposed	156,109	1.18	184,042

Special Space <sup>6</sup>		USF
Conference/Training		23,429
Evidence Room		8,087
Food Service		2,935
ADP		2,886
Mail Room		696
Health Unit		469
Interview Room		100
Total		38,602

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF TRANSPORTATION,  
FEDERAL AVIATION ADMINISTRATION, CHICAGO  
O'HARE AREA, IL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 122,000 rentable square feet of space, including 679 official parking spaces, for the Department of Transportation, Federal Aviation Administration currently located at 2300 E. Devon Avenue in Des Plaines, IL, at a proposed total annual cost of \$4,593,300 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 170 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 170 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF TRANSPORTATION  
FEDERAL AVIATION ADMINISTRATION  
CHICAGO O'HARE AREA, IL**

Prospectus Number: PIL-01-OH20  
Congressional District: 09

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**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 122,000 rentable square feet (RSF) for the Department of Transportation, Federal Aviation Administration (FAA), currently located at 2300 E. Devon Avenue in Des Plaines, IL. FAA has occupied space in the building since 1971. The current lease became effective on October 21, 2000, and expires on October 20, 2020.

The lease will provide continued housing for FAA and will improve the office and overall space utilization rates from 112 to 90 and 264 to 170 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Federal Aviation Administration
Current RSF:	196,481 (Current RSF/USF = 1.19)
Estimated/Proposed Maximum RSF <sup>1</sup> :	122,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	74,481 Reduction
Current USF/Person:	264
Estimated/Proposed USF/Person:	170
Expiration Dates of Current Lease(s):	10/20/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: West Palatine Rd. to Willow Rd.; East: I-94 E to I-90 E to West Addison St. to North Pulaski Rd. to West Diversey Ave.; South: West Diversey Ave. to Route 43 to Grand Ave. to Route 20; West: I-355 W to I-290 W to Route 53 to West Palatine Rd.
Number of Official Parking Spaces:	679
Scoring:	Operating
Current Total Annual Cost:	\$5,104,351 (lease effective 10/21/2000)
Estimated Rental Rate <sup>2</sup> :	\$37.65 / RSF

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<sup>1</sup> The RSF/USF at the current location is approximately 1.19; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2021 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF TRANSPORTATION  
FEDERAL AVIATION ADMINISTRATION  
CHICAGO O'HARE AREA, IL**

Prospectus Number: PIL-01-OH20  
Congressional District: 09

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Estimated Total Annual Cost <sup>3</sup> :	\$4,593,300
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**Background**

FAA's mission is to provide the safest, most efficient aerospace system in the world. FAA's Great Lakes Region is responsible for the FAA's aviation-related work in the States of Illinois, Indiana, Michigan, Ohio, Wisconsin, Minnesota, North Dakota, and South Dakota. This Regional Office serves as the primary liaison regarding aviation issues and activities within the Great Lakes Region.

GSA will consider whether FAA's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for FAA to accomplish its mission.

**Justification**

FAA currently occupies 185,754 RSF of Class B space in the current lease at 2300 East Devon Avenue in Des Plaines, IL, under a 20-year agreement that expires October 20, 2020. There is also vacant space and space outleased that will not be replicated in the new lease.

FAA requires continued housing to carry out its mission. The new lease will provide FAA with efficient, modern office space at an all-in utilization rate of 170 USF per person, a significant reduction from FAA's current utilization rate. It will allow FAA to more efficiently house personnel and strategically co-locate lines of business and staff offices, resulting in increased productivity.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF TRANSPORTATION  
FEDERAL AVIATION ADMINISTRATION  
CHICAGO O'HARE AREA, IL**

Prospectus Number: PIL-01-OH20  
Congressional District: 09

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on September 19, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration



Housing Plan  
Department of Transportation  
Federal Aviation Administration

PH-01-OH20  
Chicago O'Hare Area, IL

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel	Usable Square Feet (USF) <sup>1</sup>		Personnel	Usable Square Feet (USF)	
	Office	Total		Office	Storage <sup>2</sup>	Special <sup>3</sup>
2300 East Devon Avenue Des Plaines, IL						
DOT - Federal Aviation Administration	624	624	20,935		46,703	155,612
VACANT			1,895			1,895
Child Care Center Outlease					7,091	7,091
Estimated/Proposed Lease						
Total	624	624	89,869	624	72,105	164,598
				624	2,316	31,659
				624	2,316	31,659
						106,080
						106,080

Office Utilization Rate (UR) <sup>4</sup>		
Rate	Current	Proposed
	112	90

UR = average amount of office space per person.  
Current UR excludes 19,771 usf of office support space.  
Proposed UR excludes 15,863 usf of office support space.

Overall UR <sup>5</sup>		
Rate	Current	Proposed
	264	170

RU Factor <sup>6</sup>			
	Total USF	RSF/USF	Max RSF
Current	164,598	1.19	196,481
Estimated/Proposed	106,080	1.15	122,000

NOTES:  
<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people.  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.  
<sup>4</sup> RU Factor (RU) = Max RSF divided by total USF.  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Conferences		10,371
File Rooms		6,153
Copy/Scanner Rooms		2,923
Fitness Center		2,846
Foodservice/Break Rooms		2,314
Technical Space - Air Traffic Control		1,916
ADP		2,239
Health Unit/Medical		1,315
Mailroom		896
Secure Work Room		462
SCIF		224
Total		31,659

## COMMITTEE RESOLUTION

LEASE—BUREAU OF ENGRAVING AND PRINTING,  
LANDOVER, MD

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 265,000 rentable square feet of space, including 8 official parking spaces, for the Department of Treasury, Bureau of Engraving and Printing currently located at 3201 Pennsy Drive in Landover, MD, at a proposed total annual cost of \$4,505,000 for a lease term of up to 10 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that,

if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not

apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

**GSA****PBS**

**PROSPECTUS – LEASE  
BUREAU OF ENGRAVING AND PRINTING  
SUBURBAN, MD**

Prospectus Number: PMD-01-WA20  
Congressional District: 4,5,6,8

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 265,000 rentable square feet (RSF) of space for the Department of the Treasury, Bureau of Engraving and Printing (BEP), currently located in federally leased space at 3201 Pennsy Drive, Landover, MD, under a lease that expires on 3/17/2022.

The lease will provide continued housing for BEP and will maintain the office space utilization rate at 58 usable square feet (USF) per person. The requirement is for warehouse space; the overall space utilization rate is not applicable.

**Description**

Occupant:	Bureau of Engraving and Printing
Current RSF:	265,000 (Current RSF/USF = 1.00)
Estimated/Proposed Maximum RSF:	265,000 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current USF/Person:	N/A
Proposed USF/Person:	N/A
Proposed Maximum Lease Term:	10 Years
Expiration Dates of Current Leases:	3/17/2022
Delineated Area:	Suburban MD, including Montgomery and Prince George's Counties
Number of Official Parking Spaces:	8
Scoring:	Operating lease
Current Total Annual Cost:	\$2,871,092 (Leases effective 01/18/2002)
Estimated Rental Rate <sup>1</sup> :	\$17.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,505,000

<sup>1</sup> This estimate is for fiscal year 2022 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
BUREAU OF ENGRAVING AND PRINTING  
SUBURBAN, MD**

Prospectus Number: PMD-01-WA20  
Congressional District: 4,5,6,8

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**Background**

BEP's mission is to develop and produce United States currency notes, trusted worldwide. The Bureau began printing currency in 1862. The Bureau operates on the basis of authority conferred upon the Secretary of the Treasury to engrave and print currency and other security documents.

**Justification**

BEP, with the Department of the Treasury, operates and maintains this warehouse for systems, equipment, and inventory that are critical to the Nation's financial infrastructure. The current lease at 3201 Pennsy Drive, Landover, MD, expires on 3/17/2022. The functions housed at this facility will be relocated in the future to the new BEP currency facility in the National Capital Region.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

GSAPBS

**PROSPECTUS – LEASE  
BUREAU OF ENGRAVING AND PRINTING  
SUBURBAN, MD**

Prospectus Number: PMD-01-WA20  
Congressional District: 4,5,6,8

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**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

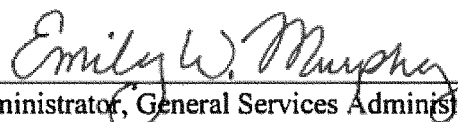
The proposed lease is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 7, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Storage	Special	Office	Total	Storage <sup>5</sup>	Special
3201 Pennsv Drive	9	9		264,328				
Estimated/Proposed Lease								
Total	9	9		264,328	9	9	264,328	265,000

Office Utilization Rate (UR) <sup>2</sup>			
Rate		Current	Proposed
UR = average amount of office space per person		58	58

Current UR excludes 148 usf of office support space  
Proposed UR excludes 148 usf of office support space

Overall UR <sup>3</sup>			
Rate		Current	Proposed
		N/A	N/A

CAF <sup>4</sup>			
Total USF		RSF/USF	Max RSF
Current	265,000	1.00	265,000
Estimated/Proposed	265,000	1.00	265,000

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Warehouse		263,048
Security		48
Breakroom		448
Lockers/Shower		784
Total		264,328

## COMMITTEE RESOLUTION

LEASE—VETERANS HEALTH ADMINISTRATION,  
TAMPA, FL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 158,000 rentable square feet of space, including 800 official parking spaces, for the Veterans Health Administration currently located in three separate locations—10770 North 46th Street, 14517 Bruce B. Downs Blvd, and 4700 N. Habana Street in Tampa, FL, to replace and consolidate the existing leases in Tampa at a proposed total annual cost of \$6,794,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the de-

lineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a pub-

licly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
TAMPA, FL**

Prospectus Number: PFL-01-TA20  
Congressional District: 14, 15

**Executive Summary**

The General Services Administration (GSA) proposes a mental health facility lease of approximately 158,000 rentable square feet (RSF) for the Department of Veterans Affairs (VA), Veterans Health Administration (VHA), currently located in three separate locations in Tampa, FL: 10770 North 46<sup>th</sup> Street; 14517 Bruce B. Downs Blvd.; and 4700 N. Habana Street.

The consolidated lease will replace the three existing leases and allow VA to enhance and expand mental health services as well as provide a 60-bed domiciliary. VA will also gain operational efficiencies from consolidating these services in a single facility.

**Description**

Occupant:	Veterans Health Administration
Current RSF:	49,766 (Current RSF/Usable SF = 1.15)
Estimated/Proposed Maximum RSF:	158,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	108,234 Expansion
Expiration Dates of Current Lease(s):	6/2/2023; 1/6/2019; 1/27/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: W. County Line Rd./Willow Bend Pkwy./Collier Pkwy./E. County Line Rd.; County Line Road; South: E. Martin Luther King, Jr. Blvd./W. Martin Luther King, Jr. Blvd.; East: I-75; West: SR-597 and N. Dale Mabry Highway/SR-597
Number of Official Parking Spaces:	800
Scoring:	Operating
Current Total Annual Cost:	\$1,349,949 (leases effective 6/3/13, 1/7/07, and 1/28/08)
Estimated Rental Rate <sup>1</sup> :	\$43.00/RSF
Estimated Total Annual Cost <sup>2</sup> :	\$6,794,000

<sup>1</sup> This estimate is for fiscal year 2023 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.



**GSA****PBS**

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
TAMPA, FL**

Prospectus Number: PFL-01-TA20  
Congressional District: 14, 15

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**Background**

VHA's mission is to honor America's veterans by providing exceptional healthcare that improves their health and well-being. To make access to healthcare easier, VHA utilizes a network of medical centers, clinics, and domiciliaries to provide more efficient mental healthcare and easier access to veterans. Domiciliaries provide a variety of care to veterans who suffer from a wide range of medical, psychiatric, vocational, educational, or social problems and illnesses in a safe, secure, homelike environment.

The existing facilities in the north Tampa area consist of three facilities and a total size of approximately 50,000 RSF. The facilities are inadequately sized for the existing patient load and cannot accommodate the anticipated growth of the veteran population and service needs. The proposed lease will allow VHA to significantly expand its mental healthcare access in the area, providing much needed medical services to the veteran population.

**Justification**

The proposed lease would provide modern, efficient space for mental health services and address identified space and utilization gaps. The new lease will allow VHA to adapt to a growing veteran population and increased workload as well as address the lack of adequate space at the existing facilities that continues to limit the scope of services that can be provided to the veteran community in and around Tampa.

This project is essential to ensure that veterans are able to access mental health services in a timely manner. The expansion of such services—including mental health screenings—by hiring additional mental health staff to provide behavioral therapy, family counseling, and substance abuse therapy on site, would support VA's goal of eliminating veteran homelessness.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will

GSA

PBS

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
TAMPA, FL**

Prospectus Number: PFL-01-TA20  
Congressional District: 14, 15

constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**


The Government will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 7, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Usable Square Feet (USF)		
	Office	Total		Office	Storage <sup>5</sup>	Special <sup>6</sup>
10770 North 46th Street, Tampa, FL	150	150	25,172			
14517 Bruce B. Downs Blvd., Tampa, FL	10	10	8,134			
4700 N. Habana Street, Tampa, FL	23	23	9,970			
Estimated/Proposed Lease				40,324	4,069	92,525
Total	183	183	43,276	40,324	4,069	92,525

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	184	105

UR = average amount of office space per person  
Current UR excludes 9,521 usf of office support space  
Proposed UR excludes 8,871 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	236	438

R/U Factor <sup>4</sup>			
Total USF	RSF/USF	Max RSF	
Current	43,276	1.15	49,766
Estimated/Proposed	136,918	1.15	158,000

Special Space <sup>6</sup>		USF
Exam/Clinic		23,282
Medical Intake		25,878
Pharmacy		203
Dormitory		13,502
Hazardous Storage		338
Secure Storage		136
Break Area/Lounge		2,588
Conference/Training		6,616
Food Service		7,708
Lactation Room		338
Locker Room		6,962
Mail Room		372
Private Toilets		4,264
Refrigerated Storage		338
Total		92,525

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

COMMITTEE RESOLUTION  
LEASE—ARCHITECT OF THE CAPITOL,  
WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 121,000 rentable square feet of space for the Architect of the Capitol located at 2 Massachusetts Avenue NE in Washington, DC, at a proposed total annual cost of \$6,050,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 244 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 244 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include

in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is

found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSAPBS

**PROSPECTUS— LEASE  
ARCHITECT OF THE CAPITOL  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA20

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 121,000 rentable square feet (RSF) for the Architect of the Capitol (AOC) to house the U.S. Senate, Sergeant at Arms, currently housed at 2 Massachusetts Avenue NE in Washington, DC, under a lease that expires May 14, 2022.

The lease will provide continued housing for AOC and will improve its office and overall utilization rates from 131 and 257 to 125 and 244 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Architect of the Capitol: U.S. Senate, Sergeant at Arms
Current RSF:	120,911 (Current RSF/USF= 1.40)
Estimated/Proposed Maximum RSF:	121,000 (Proposed RSF/USF= 1.40)
Expansion/Reduction RSF:	None
Current USF/Person:	257
Estimated/Proposed USF/Person:	244
Expiration Dates of Current Lease(s):	05/14/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, bounded by: North: M Street NW/NE; South: D Street SW/SE; East: 8 <sup>th</sup> Street NE/SE; West: 10 <sup>th</sup> Street NW
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$ 6,316,158 (Lease effective 05/15/1992)
Estimated Rental Rate <sup>1</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>2</sup> :	\$6,050,000

<sup>1</sup> This estimate is for fiscal year 2022 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

**GSA****PBS**

**PROSPECTUS – LEASE  
ARCHITECT OF THE CAPITOL  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA20

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for AOC, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

AOC manages over 18.4 million square feet of facilities and 570 acres of grounds as well as thousands of pieces of artwork. The Sergeant at Arms duties to the Senate include the following mission-critical support: provide physical security for the Senate and information technology support to Senators and their offices, such as cybersecurity, troubleshooting, installing new programs, and providing key fobs for remote access to their servers and data. Additionally, the Sergeant at Arms' finance department works directly with the Senate Rules Committee in obligating funds. The Sergeant at Arms is also responsible for maintenance of the Senate's facilities and must be able to respond immediately in the event of any problem with facility conditions. Finally, the office is responsible for the Senate moves.

**Justification**

This AOC office is currently housed at 2 Massachusetts Avenue NE in Washington, DC. The current lease expires May 14, 2022. AOC requires continued housing for 355 personnel to carry out its mission. The agency's personnel will increase by 18 due to its new "Office of Member Outreach and Security Coordination." The mission and duties of the new office will be to conduct direct outreach in order to create better awareness, with Senators' offices, of Senators' activities off of the Capitol campus; to seek tools, such as technology, that may improve and accelerate such awareness; to educate and train staff, including schedulers, regional representatives, and Chief Clerks, to identify and alert AOC personnel of events or activities that may warrant a threat assessment; and to facilitate threat assessments and security coordination with the U.S. Capitol Police as well as other Federal and local law enforcement.

This AOC office is required to be within approximately a 0.5 mile radius of the Senate Office Buildings in order to respond to Senate offices within 10 minutes or less. GSA will consider whether AOC's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for AOC to accomplish its mission.

GSAPBS

**PROSPECTUS – LEASE  
ARCHITECT OF THE CAPITOL  
WASHINGTON, DC**

Prospectus Number: PDC-02-WA20

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**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**


The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 16, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
2 Massachusetts Ave NE	337	337	86,598			
Estimated/Proposed Lease						
Total	337	337	86,598	355	355	86,598

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	131	125

UR = average amount of office space per person  
Current UR excludes 12,491 usf of office support space  
Proposed UR excludes 12,491 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	257	244

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	86,598	1.40	120,911
Estimated/Proposed	86,598	1.40	121,000

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Conference/Training		4,373
Health		505
Laboratory		21,317
Copy Center		738
Breakroom		1,831
Total		28,764



## COMMITTEE RESOLUTION

LEASE—VETERANS HEALTH ADMINISTRATION,  
LAKELAND, FL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 127,900 rentable square feet of space, including 650 official parking spaces, for the Veterans Health Administration currently located at 4237 and 4235 South Pipkin Road in Lakeland, FL, at a proposed total annual cost of \$4,732,300 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included

in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity

for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
LAKELAND, FL**

Prospectus Number: PFL-01-LA20  
Congressional District: 15

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 127,900 rentable square feet (RSF) for the Department of Veterans Affairs, Veterans Health Administration (VHA), currently located at 4237 and 4235 South Pipkin Road in Lakeland, FL.

The new facility would replace and consolidate the existing Lakeland Community Based Outpatient Clinic (CBOC) and Lakeland Mental Health Clinic leases. VHA has occupied space in the James A. Haley Veterans' Hospital since 2008 and 2009 under two leases that expire on August 31, 2018, and December 31, 2018.

**Description**

Occupant:	Veterans Health Administration
Current RSF:	23,000 (Current RSF/Usable SF = 1.15)
Estimated/Proposed Maximum RSF:	127,900 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	104,900 Expansion
Expiration Dates of Current Lease(s):	8/31/2018 and 12/31/2018
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: I-4; South: SR-570 and Drane Field Rd; East: SR-570; West: County Line Road
Number of Official Parking Spaces:	650
Scoring:	Operating
Current Total Annual Cost:	\$1,008,367 (leases effective 8/1/2008 and 1/1/2009)
Estimated Rental Rate <sup>1</sup> :	\$37.00/RSF
Estimated Total Annual Cost <sup>2</sup> :	\$4,732,300

**Background**

VHA's mission is to honor America's veterans by providing exceptional healthcare that improves their health and well-being. To make access to healthcare easier, VHA utilizes CBOCs across the country. These clinics provide the most common outpatient services,

<sup>1</sup> This estimate is for fiscal year 2019 may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
LAKELAND, FL**

Prospectus Number: PFL-01-LA20  
Congressional District: 15

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including health and wellness visits. VHA continues to expand the network of CBOCs to include more rural locations, putting access to care closer to home.

The existing facilities in the Lakeland area consist of two facilities of approximately 23,000 RSF in size. They are inadequately sized for the existing patient load and cannot accommodate the anticipated growth of the veteran population and service needs. The proposed lease will allow VHA to significantly expand healthcare access in the area, providing much needed medical services to the veteran population.

**Justification**

The proposed lease would ensure that there is sufficient space to meet the current and projected demand in the market. Additionally, consolidation of services and care into one facility would generate operational efficiencies and improve veteran satisfaction by offering services under one roof, providing a veteran-centered healthcare solution for the Lakeland area.

The current leases at 4237 and 4235 South Pipkin Road expire August 31, 2018, and December 31, 2018, respectively. VHA requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

The Government will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSA

PBS

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
LAKELAND, FL**

Prospectus Number: PFL-01-LA20  
Congressional District: 15

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**Certification of Need**

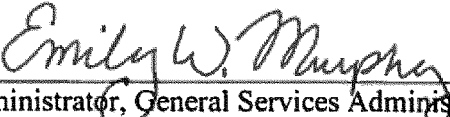
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 23, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
4237 South Pipkin Road (CBOC)	45	45	7,879			
4235 South Pipkin Road (Mental Health)	25	25	7,648			
Estimated/Proposed Lease				287	287	7,656
<b>Total</b>	<b>70</b>	<b>70</b>	<b>15,527</b>	<b>287</b>	<b>287</b>	<b>111,217</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	50	58

UR = average amount of office space per person

Current UR excludes 984 usf of office support space

Proposed UR excludes 4,706 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	286	388

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	20,000	1.15	23,000
Estimated/Proposed	111,217	1.15	127,900

## NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.<sup>2</sup> Calculation excludes the judiciary, Congress, and agencies with fewer than 10 people.<sup>3</sup> USF/Person = housing plan total USF divided by total personnel<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF<sup>5</sup> Storage excludes warehouse, which is part of Special Space.<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposals (R/LP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Exam / Clinic		47,132
Medical Intake		145
Private Restroom		6,136
Radiology		4,878
Conference / Training		4,054
Pharmacy		4,036
Food Service / Cafeteria		2,335
Laboratory		1,376
Locker Room		760
Loading Dock		543
Break Room		462
Mail Room		362
Specialized Storage (Hazardous, Secure, Refrigerated)		653
Infusion		9,119
Lactation Room		181
<b>Total</b>		<b>82,172</b>

## COMMITTEE RESOLUTION

LEASE—U.S. DEPARTMENT OF VETERANS  
AFFAIRS, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 309,000 rentable square feet of space for the Department of Veterans Affairs currently located at 425 I Street NW in Washington, DC, at a proposed total annual cost of \$15,450,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 183 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 183 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include

in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is

found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA20

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 309,000 rentable square feet (RSF) for the Department of Veterans Affairs (VA), currently located at 425 I Street NW, in Washington, DC. VA has occupied space in the building since 2011 under a lease that expires on June 6, 2021.

The lease will provide continued housing for VA and will maintain the office and overall space utilization at 122 and 183 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Department of Veterans Affairs
Current RSF:	296,138 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF <sup>1</sup> :	309,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	12,862 Expansion
Current USF/Person:	183
Estimated/Proposed USF/Person:	183
Expiration Dates of Current Lease(s):	6/6/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington DC CEA
Number of Official Parking Spaces:	0
Scoring:	Operating
Current Total Annual Cost:	\$12,982,186 (lease effective 6/7/2011)
Estimated Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$15,450,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.15; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2021 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA20

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for VA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

VA is a Cabinet-level agency that provides healthcare services to eligible military veterans at VA medical centers and outpatient clinics located throughout the country; several non-healthcare benefits including disability compensation, vocational rehabilitation, education assistance, home loans, and life insurance; and burial and memorial benefits to eligible veterans and family members at 135 national cemeteries.

**Justification**

The three VA tenants that occupy 425 I Street NW include the Board of Veterans Appeals, which makes final decisions on appeals on behalf of the Secretary of Veterans Affairs; the National Cemetery Administration, which honors veterans with final resting places; and the Office of Acquisition, Logistics, and Construction, which provides a full range of services tailored to meet the needs of VA staff in their supports of veterans.

The current lease at 425 Eye Street NW expires on June 6, 2021. The VA requires continued housing to carry out the mission of these three components.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.



GSA

PBS

**PROSPECTUS – LEASE  
U.S. DEPARTMENT OF VETERANS AFFAIRS  
WASHINGTON, DC**

Prospectus Number: PDC-04-WA20

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

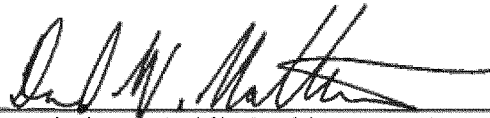
GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 23, 2019.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
425 Eye St NW Washington, DC	1,407	1,407				
			Storage			
			8,322			
Estimated/Proposed Lease				1,407	1,407	257,269
Total	1,407	1,407	8,322	1,407	1,407	257,269

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	122	122

UR = average amount of office space per person  
Current UR excludes 48,456 usf of office support space  
Proposed UR excludes 48,456 usf of office support space

Overall UR <sup>3</sup>		
Rate	183	183

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	257,269	1.15	296,138
Proposed	257,269	1.20	309,000

Special Space <sup>6</sup>		USF
Conference Rooms		13,730
Training Rooms		5,096
Hearing Rooms		1,277
High Density File Rooms		1,651
File Transport Elevator Room		979
Computer Server Rooms		1,880
Mail Rooms		1,951
Security Locker Rooms		200
Fitness Center		1,927
Total		28,691

NOTES:  
<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel.  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—NATIONAL ARCHIVES AND RECORDS ADMINISTRATION, JACKSON AND CLAY COUNTIES, MO; AND JOHNSON COUNTY, KS

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 983,000 rentable square feet of space, including 114 official parking spaces, for the National Archives and Records Administration, Federal Records Center currently located at 17501 West 98th Street in Lenexa, KS, at a proposed total annual cost of \$5,406,500 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an office utilization rate of 215 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an office utilization rate of 215 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSAPBS

**PROSPECTUS – LEASE  
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION  
JACKSON AND CLAY COUNTIES, MISSOURI; AND JOHNSON  
COUNTY, KANSAS**

Prospectus Number:    PKS-01-LE20  
Congressional District:    MO 05,06, KS 3

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 983,000 rentable square feet (RSF) for the National Archives and Records Administration (NARA), Federal Records Center. NARA is currently housed at 17501 West 98th Street in Lenexa, Kansas, under a lease that expires on February 14, 2023.

The lease will provide continued housing for NARA and will improve the office utilization rate from 425 to 215 usable square feet (USF) per person.

**Description**

Occupant:	NARA
Current RSF:	982,642 (Current RSF/USF = 1.00)
Estimated/Proposed Maximum RSF:	983,000 (Proposed RSF/USF = 1.00)
Expansion/Reduction RSF:	None
Current Office USF/Person:	425
Estimated/Proposed Office USF/Person:	215
Expiration Date of Current Lease:	02/14/2023
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Jackson and Clay Counties, Missouri; and Johnson County, Kansas
Number of Official Parking Spaces:	114
Scoring:	Operating
Current Total Annual Cost:	\$3,049,257 (lease effective 2/15/2003)
Estimated Rental Rate <sup>1</sup> :	\$5.50/RSF
Estimated Total Annual Cost <sup>2</sup> :	\$5,406,500

<sup>1</sup> This estimate is for fiscal year 2023 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION  
JACKSON AND CLAY COUNTIES, MISSOURI; AND JOHNSON  
COUNTY, KANSAS**

Prospectus Number:   PKS-01-LE20  
Congressional District:   MO 05,06, KS 3

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**Background**

NARA is the Nation's record keeper. Its mission is to provide public access to Federal Government records in its custody and control. Public access to Government records strengthens our Nation's democracy by allowing Americans to claim their rights of citizenship, hold their Government accountable, and understand their history so they can participate more effectively in their Government.

NARA is currently located in subterranean space. In this procurement, GSA will consider whether NARA's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, whether above ground or subterranean, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of the real and personal property needed for NARA to accomplish its mission. All offers must provide space consistent with the delineated area defined by this prospectus.

**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for NARA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Justification**

The NARA Lenexa facility is one of 18 Federal Records Centers across the Nation used by Federal agencies for records-related services. The current location provides storage conditions that meet permanent or archival requirements and temporary storage requirements. This facility also has one of only two extra-cold, "Ice Cube" storage areas in the Nation. This cold storage is required to preserve films and other special materials.

NARA requires space to accommodate the movement, processing, and retrieving of large quantities of client record boxes in a storage environment that meets regulations for Federal records storage (36 CFR 1234). Ample circulation space is required to maneuver the large retrieving carts. To satisfy NARA's requirements, the total storage capacity of the facility will hold approximately 3,730,000 cubic feet (CF) of records. The required CF does not include circulation. Although Federal agencies are attempting to convert to electronic storage, certain Federal records are required to remain in paper form based on their classification. NARA plans to establish a specialized document scanning mission at

GSAPBS

**PROSPECTUS – LEASE  
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION  
JACKSON AND CLAY COUNTIES, MISSOURI; AND JOHNSON  
COUNTY, KANSAS**

Prospectus Number:   PKS-01-LE20  
Congressional District:   MO 05,06, KS 3

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this location in the coming months, adding employees and specialized equipment to accomplish the mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

GSAPBS

**PROSPECTUS – LEASE  
NATIONAL ARCHIVES AND RECORDS ADMINISTRATION  
JACKSON AND CLAY COUNTIES, MISSOURI; AND JOHNSON  
COUNTY, KANSAS**

Prospectus Number: PKS-01-LE20  
Congressional District: MO 05,06, KS 3

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 25, 2019

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
17501 W 98th St	52	52	948,090			
Estimated/Proposed Lease				103	103	948,090
<b>Total</b>	<b>52</b>	<b>52</b>	<b>948,090</b>	<b>103</b>	<b>103</b>	<b>948,090</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	42.5	21.5

UR = average amount of office space per person  
Current UR excludes 6,233 usf of office support space  
Proposed UR excludes 6,233 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	n/a	n/a

R/U Factor <sup>4</sup>			
Current	Total USF	RSF/USF	Max RSF
	982,642	1.00	982,642
Estimated/Proposed	982,642	1.00	983,090

Special Space <sup>6</sup>		USF
Conference/Training		1,971
ADP		348
Electrical Room		119
Laboratory		198
Mail Room		616
Breakroom		3,339
Janitorial Room		252
Telecom Room		258
Restrooms		2,624
Dock		15,105
Warehouse		923,260
<b>Total</b>		<b>948,090</b>

NOTES:  
<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people. Circulation requirement of 40% for movement/processing of client storage above the normal 22%.  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel. Majority of space used for client box records and shelving.  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF.  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space. This represents extra circulation required for processing and moving of client records in office space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.



## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF VETERANS AFFAIRS,  
AUSTIN, TX

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 151,000 rentable square feet of space, including 802 official parking spaces, for the Department of Veterans Affairs, currently located at 7600 Metropolis Drive in Austin, TX, at a proposed total annual cost of \$6,644,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 105 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 105 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or

under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
AUSTIN, TX**

Prospectus Number: PTX-01-AU20  
Congressional District: 35

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 151,000 rentable square feet (RSF) for the Department of Veterans Affairs (VA), Financial Services Center (FSC) and Office of Internal Controls (OIC), currently located at 7600 Metropolis Drive in Austin, Texas. VA has occupied space in the building since July 2009 under two leases that expire on May 23, 2022. VA will also locate new hires for its Debt Management Center (DMC) in the proposed lease.

The lease will provide continued housing for VA and will improve the office and overall space utilization rate from 101 to 71 and 129 to 105 usable square feet (USF) per person, respectively.

**Description**

Occupant:	VA FSC, VA OIC, and VA DMC
Current RSF:	150,300 (Current RSF/USF = 1.15)
Estimated/Proposed Maximum RSF	151,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	700 (Expansion)
Current USF/Person:	129
Estimated/Proposed USF/Person:	105
Expiration Dates of Current Lease(s):	5/23/2022 (both expirations)
Proposed Maximum Leasing Authority:	15 years
Delineated Area:	North: Montopolis Dr. north to TX-71; East: TX-71 East to E. Riverside Dr., E. Riverside Dr. south to Metro Center Dr., continue south on Metlink Dr.; South: Metropolis Dr. south to Burleson Rd.; Burleson Rd. to Montopolis Dr.; West: Burleson Rd. to Montopolis Dr.
Number of Official Parking Spaces:	802
Scoring:	Operating
Current Total Annual Cost:	\$5,784,273 (leases effective 5/24/2002 and 7/1/2009)
Estimated Rental Rate <sup>1</sup> :	\$44.00 / RSF

<sup>1</sup> This estimate is for fiscal year 2022 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
AUSTIN, TX**

Prospectus Number: PTX-01-AU20  
Congressional District: 35

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Estimated Total Annual Cost<sup>2</sup>: \$6,644,000

**Background**

The mission of FSC is to offer financial services on a fee-for-service basis and provide support to VA's financial operations by processing nationwide payments and claims. FSC currently occupies 130,694 USF of office and related space under two leases at 7600 Metropolis Drive in Austin, TX.

VA has also moved OIC to 7600 Metropolis Drive. OIC's mission is to perform assessments of VA's internal controls over financial reporting and remediation activities.

Additionally, due to the similar nature of DMC's work, along with the operational efficiencies and synergies that come with being co-located with FSC and OIC, VA plans to establish a DMC presence in Austin. DMC is responsible for the accounts receivable services and is experiencing growth in both workload and employees. DMC will remain at its current location in St. Paul, MN, but will locate new hires at the proposed leased location.

VA has a continuing need for space in the Austin market to fulfill its mission. The proposed lease will meet the agency's space needs and allow for co-location between work units to improve performance.

**Justification**

VA is committed to consolidating administrative and support functions to obtain improved performance and efficiencies where practicable. The proposed lease will satisfy VA's space needs and consolidation goals. The current leases at 7600 Metropolis Drive expire on May 23, 2022. VA requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

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<sup>2</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF VETERANS AFFAIRS  
AUSTIN, TX**

Prospectus Number: PTX-01-AU20  
Congressional District: 35

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

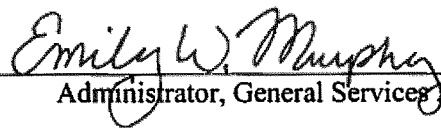
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on October 25, 2019

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
7600 Metropolis Drive	909	909	78,521			
7600 Metropolis Drive	104	104	52,173			
Estimated/Proposed Lease						
Total	1,013	1,013	130,694	1,245	1,245	18,000

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	101	71

UR = average amount of office space per person  
Current UR excludes 28,753 usf of office support space  
Proposed UR excludes 24,860 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	129	105

R/U Factor <sup>4</sup>			
Total USF		RSF/USF	Max RSF
Current	130,694	1.15	150,300
Estimated/Proposed	131,000	1.15	151,000

Special Space <sup>6</sup>		USF
Mailroom		2,200
Food Service		4,000
Conference & Training		3,800
ADP		1,600
Private Toilet		750
Lockers/Shower		150
Secured Office		1,500
Warehouse		4,000
Total		18,000

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes judiciary, Congress, and agencies with fewer than 10 people.  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF HEALTH AND HUMAN SERVICES, WASHINGTON, DC

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 172,000 rentable square feet of space, including 25 official parking spaces, for the Department of Health and Human Services, currently located in the O'Neill Building at 200 C Street SW in Washington, DC, at a proposed total annual cost of \$8,600,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 175 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 175 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
WASHINGTON, DC**

Prospectus Number: PDC-08-WA20

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 172,000 rentable square feet (RSF) for the Department of Health and Human Services, Assistant Secretary for Preparedness and Response (ASPR), currently located in the O'Neill Building at 200 C Street SW in Washington, DC. ASPR has occupied space in the building since 2013 and since 2017 under an agreement between the Architect of the Capitol (AOC) and the Department of Health and Human Services that expires on December 31, 2021.

The lease will provide continued housing for ASPR after relocation from the O'Neill Building, and will improve the office and overall space utilization from 147 to 110 and 189 to 175 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Assistant Secretary for Preparedness and Response
Current RSF:	194,105 (Current RSF/USF 1.29)
Estimated/Proposed Maximum RSF <sup>1</sup> :	172,000 (Proposed RSF/USF 1.20)
Expansion/Reduction RSF:	22,105 Reduction
Current USF/Person:	189
Estimated/Proposed USF/Person:	175
Expiration Dates of Current Lease(s):	12/31/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Washington, DC, Central Employment Area
Number of Official Parking Spaces:	25
Scoring:	Operating
Current Total Annual Cost:	\$11,862,000 (MOU effective 2013)
Estimated Rental Rate <sup>2</sup> :	\$50.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$8,600,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.29; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2022 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
WASHINGTON, DC**

Prospectus Number: PDC-08-WA20

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the ASPR, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

The mission of ASPR is to protect Americans from 21st century health security threats. ASPR leads the Nation's medical and public health preparedness for, response to, and recovery from disasters and public health emergencies. ASPR collaborates with hospitals; healthcare coalitions; biotech firms; community members; State, local, Tribal, and territorial governments; and other partners across the country to improve readiness and response capabilities.

**Justification**

The O'Neil Building came into the GSA inventory in the mid-1960s. Pursuant to Section 176 of the Further Continuing and Security Assistance Appropriations Act of 2017 (Public Law 114-254), the O'Neill Building was transferred to AOC by GSA on June 8, 2017. Subsequently, AOC and the Department of Health and Human Services entered into an agreement dated November, 6, 2017, regarding ASPR's tenancy in this space. The agreement states that it "... will remain in effect for a period ending December 31, 2021. An extension through December 31, 2022, may be provided in writing from the AOC."

A long-term housing solution is required to accommodate ASPR's headquarters operations, currently located in the O'Neill Building at 200 C Street SW in Washington, DC. ASPR's headquarters operations are made up of three major program offices: Biomedical Advanced Research and Development Authority, Principal Deputy Assistant Secretary, and Incident Command and Control. This prospectus seeks authority to house current and planned headquarters employees. ASPR requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set



GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF HEALTH AND HUMAN SERVICES  
WASHINGTON, DC**

Prospectus Number: PDC-08-WA20

forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

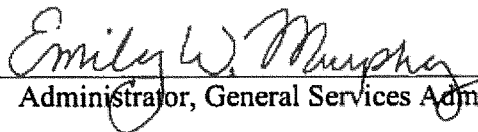
Submitted at Washington, DC, on November 15, 2019

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Storage <sup>5</sup>	Special <sup>6</sup>
Thomas P. O'Neill, Jr. House Office Building	796	796	150,139			150,139		
Estimated/Proposed Lease								
Total	796	796	150,139		815	815	114,965	27,785
								142,750
								142,750

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	147	110

UR = average amount of office space per person  
Current UR excludes 33,031 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	189	175

R/U Factor <sup>4</sup>			
Total USF	RSF/USF	Max RSF	
Current	150,139	1.29	194,105
Estimated/Proposed	142,750	1.20	172,000

Special Space <sup>6</sup>		USF
Conference/Training		16,095
ADP (ASPR Secured Facility)		7,490
SCIF (currently CAA)		4,200
Total		27,785

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—CITIZENSHIP AND IMMIGRATION  
SERVICES SUBURBAN, KANSAS CITY, MO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives,* that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 317,000 rentable square feet of space, including 26 official parking spaces, for the Department of Homeland Security, Citizenship and Immigration Services—National Benefits Center currently located at 850 NW Chipman Road in Lee's Summit, MO, at a proposed total annual cost of \$8,400,500 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that,* the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 151 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that,* except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 151 square feet or higher per person.

*Provided that,* to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further,* that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further,* that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further,* not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further,* the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that

such provision provide that if this lease is found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further,* prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that,* to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

**GSA****PBS**

**PROSPECTUS – LEASE  
CITIZENSHIP AND IMMIGRATION SERVICES  
SUBURBAN KANSAS CITY, MO**

Prospectus Number: PMO-01-KC20  
Congressional District: 05, 06

**Executive Summary**

The General Services Administration (GSA) proposes a lease for approximately 317,000 rentable square feet (RSF) for the Department of Homeland Security, Citizenship and Immigration Services–National Benefits Center (NBC). NBC is currently housed at 850 NW Chipman Road in Lee's Summit, Missouri, under two existing leases that expire February 19, 2022, and April 30, 2022.

The proposed lease will provide continued housing for NBC and will maintain the office and overall utilization at 76 and 151 usable square feet (USF) per person respectively.

**Description**

Occupant:	NBC
Current RSF:	313,209 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF <sup>1</sup> :	317,000 (Proposed RSF/USF = 1.14)
Expansion/Reduction RSF:	None
Current USF/Person:	151
Estimated/Proposed USF/Person:	151
Expiration Dates of Current Lease(s):	02/19/2022; 04/30/2022
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	North: Missouri River, Highway 291 and Highway 24 East: Highway 7 South: Highway 150 West: Stateline and I-435
Number of Official Parking Spaces:	26
Scoring:	Operating
Current Total Annual Cost:	\$7,037,417 (leases effective 02/20/2012; 05/01/2017)
Estimated Rental Rate <sup>2</sup> :	\$26.50 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$8,400,500

<sup>1</sup> The RSF/USF at the current location is approximately 1.13 accounting for two leases with different RSF/USF ratios; however, consolidation will result in a RSF/USF ratio of 1.14 as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2022 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSAPBS

**PROSPECTUS – LEASE  
CITIZENSHIP AND IMMIGRATION SERVICES  
SUBURBAN KANSAS CITY, MO**

Prospectus Number: PMO-01-KC20  
Congressional District: 05, 06

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**Background**

The NBC's mission is to process and adjudicate over 30 different immigration forms, including the family-based application for adjustment of status (I-485) and applications for naturalization (N-400), military naturalization, and all international adoptions. The CIS-NBC also serves as the central processing center for applications that require an interview at a domestic Citizenship and Immigration Services Field Office.

GSA will consider whether NBC's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, a cost-benefit analysis will be conducted to determine whether the Government can expect to recover the relocation and duplication costs of real and personal property needed for NBC to accomplish its mission.

**Justification**

NBC has a long-term need for space in the Kansas City area to meet the agency's mission. In FY 2018, NBC adjudicated 2.3 million cases, and close to 3.5 million files flowed through the facility.

The current leases at 850 NW Chipman Road expire February 19, 2022, and April 30, 2022. NBC requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**

GSAPBS

**PROSPECTUS – LEASE  
CITIZENSHIP AND IMMIGRATION SERVICES  
SUBURBAN KANSAS CITY, MO**

Prospectus Number: PMO-01-KC20  
Congressional District: 05, 06

GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the extension. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on November 25, 2019

Recommended: \_\_\_\_\_



Commissioner, Public Buildings Service

Approved: \_\_\_\_\_



Administrator, General Services Administration

Leased Locations	CURRENT						ESTIMATED/PROPOSED					
	Personnel		Usable Square Feet (USF) <sup>1</sup>				Personnel		Usable Square Feet (USF)			
	Office	Total	Office	Storage	Special	Total	Office	Total	Office	Storage <sup>5</sup>	Special <sup>6</sup>	Total
850 NW Chipman Road	496	496	71,368	1,949		115,626						
850 NW Chipman Road	1,343	1,343	107,574	2,565	51,707	161,846						
Estimated/Proposed Lease							1,839	1,839	178,942	4,514		277,472
Total	1,839	1,839	178,942	4,514	94,016	277,472	1,839	1,839	178,942	4,514	94,016	277,472

Office Utilization Rate (UR) <sup>2</sup>			
Rate		Current	Proposed
		76	76

UR = average amount of office space per person  
Current UR excludes 39,367 usf of office support space  
Proposed UR excludes 39,367 usf of office support space

Overall UR <sup>3</sup>			
Rate		Current	Proposed
		151	151

R/U Factor <sup>4</sup>			
Total USF		RSF/USF	Max RSF
Current	277,472	1.13	313,209
Estimated/Proposed	277,472	1.14	317,000

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Conference/Training		14,126
Physical Fitness		902
ADP		4,178
Copy Center		887
Breakroom		2,420
Lockers/Shower		872
Warehouse		14,043
File		44,888
Mail Receiving		4,136
Security		1,345
Health Unit		299
Mechanical/Electrical		1,442
Restrooms		4,107
Custodial		371
Total		94,016

## COMMITTEE RESOLUTION

LEASE—VETERANS HEALTH ADMINISTRATION,  
DENVER, CO

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. § 3307, appropriations are authorized for a lease of up to 210,000 rentable square feet of space, including 3 official parking spaces, for the Veterans Health Administration currently located at 3773 Cherry Creek North Drive in Denver, CO, at a proposed total annual cost of \$8,400,000 for a lease term of up to 15 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 100 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 100 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is found to have been made in violation of the

foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.



GSA

PBS

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
DENVER, CO**

Prospectus Number: PCO-01-DE20  
Congressional District: 1<sup>st</sup>, 6<sup>th</sup>, and 7<sup>th</sup>

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 210,000 rentable square feet (RSF) for the Veterans Health Administration (VHA), currently located at 3773 Cherry Creek North Drive in Denver, CO. VHA has occupied space in the building since 2016 under delegated leases that expire on February 28, 2023; April 30, 2023; and April 30, 2024.

The lease will provide continued housing for VHA and will improve the office and overall space utilization from 80 to 66 usable square feet (USF) per person and 115 to 100 USF per person, respectively.

**Description**

Occupant:	Veterans Health Administration
Current RSF:	181,510 (Current RSF/USF = 1.14)
Estimated/Proposed Maximum RSF <sup>1</sup> :	210,000 (Proposed RSF/USF = 1.15)
Expansion/Reduction RSF:	28,490 Expansion
Current USF/Person:	115
Estimated/Proposed USF/Person:	100
Expiration Dates of Current Lease(s):	2/28/2023, 4/30/2023, and 4/30/2024
Proposed Maximum Leasing Authority:	15 years
Delineated Area:	North – I-70; South – C-470, I-25, E Lincoln Ave., S Peoria St, C-470; East – C-83, E Hampden Ave., S Airport Blvd., Pena Blvd.; West – I-70, C-470
Number of Official Parking Spaces:	3
Scoring:	Operating
Current Total Annual Cost:	\$ 6,242,400 (leases effective 3/1/2016, 4/17/2016, and 5/1/2016)
Estimated Rental Rate <sup>2</sup> :	\$40.00 / RSF
Estimated Total Annual Cost <sup>3</sup> :	\$8,400,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.14; however, to maximize competition a RSF/USF ratio of 1.15 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> This estimate is for fiscal year 2020 and may be escalated by 2 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including all operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>3</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
DENVER, CO**

Prospectus Number: PCO-01-DE20  
Congressional District: 1<sup>st</sup>, 6<sup>th</sup>, and 7<sup>th</sup>

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the VHA, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

VHA's mission is to honor America's veterans by providing exceptional healthcare that improves their health and well-being. VHA is the largest integrated healthcare system in the United States, providing care at 1,243 healthcare facilities, including 172 U.S. Department of Veterans Affairs (VA) Medical Centers and 1,062 outpatient sites. These installations provide care of varying complexity to over 9 million veterans enrolled in the VA healthcare program.

**Justification**

The proposed lease would house all VHA Office of Community Care–Delivery Operations (OCC/DO) Claims Processing functions in a single, right-sized, and efficient facility. The lease would allow VHA OCC/DO Claims Processing services, which process claims for all fee-basis programs for VA to provide consistent and uninterrupted services to veterans and their families. This lease is essential as the workload for claims processing continues to grow.

VHA has been in the Denver area for over 25 years, and the Denver market provides a balance of workforce and space capacity to continue to support the VHA mission. The current leases at 3773 Cherry Creek North Drive expire February 28, 2023; April 30, 2023; and April 30, 2024. VHA requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSA

PBS

**PROSPECTUS – LEASE  
VETERANS HEALTH ADMINISTRATION  
DENVER, CO**

Prospectus Number: PCO-01-DE20  
Congressional District: 1<sup>st</sup>, 6<sup>th</sup>, and 7<sup>th</sup>

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**


The Government will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

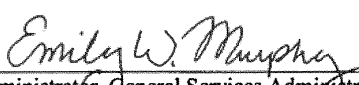
The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on December 19, 2019

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

October 2018

Housing Plan  
Veteran Health Administration

PCO-01-DE20  
Denver, CO

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Special	Office	Total	Storage	Special <sup>5</sup>
3773 Cherry Creek North Drive, Denver, CO	1,374	1,374	140,228	18,366		158,594		
Estimated/Proposed Lease					1,821	1,821		28,886
<b>Total</b>	<b>1,374</b>	<b>1,374</b>	<b>140,228</b>	<b>18,366</b>	<b>1,821</b>	<b>158,594</b>	<b>153,171</b>	<b>28,886</b>
Office Utilization Rate (UR) <sup>2</sup>		Current	Proposed					
Rate		80	66					
UR = average amount of office space per person								
Current UR excludes 30,850 usf of office support space								
Proposed UR excludes 33,698 usf of office support space								
Overall UR <sup>3</sup>		Current	Proposed					
Rate		115	100					
R/U Factor <sup>4</sup>						Special Space <sup>5</sup>		USF
						Conference/Training		14,836
						Kitchen/Break Room		6,600
						ADP		3,850
						Mail Room		1,500
						Locker Room		1,000
						Reserving Dock		600
						Copy Center		500
						<b>Total</b>		<b>28,886</b>

NOTES:  
1 USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
2 Calculation excludes Judiciary, Congress and agencies with less than 10 people  
3 USF/Person = housing plan total USF divided by total personnel  
4 R/U Factor (R/U) = Max RSF divided by total USF  
5 Storage excludes warehouse, which is part of Special Space  
6 Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (R/LP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE DEPARTMENT OF STATE, ARLINGTON, VA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 252,000 rentable square feet of space, including 5 official parking spaces, for the Department of State currently located at 1800 North Kent Street in Arlington, VA, at a proposed total annual cost of \$9,828,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 147 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 147 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include

in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is

found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
ARLINGTON, VA**

Prospectus Number: PVA-05-WA20  
Congressional District: 8, 10, 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 252,000 rentable square feet (RSF) for the Department of State (DOS), currently located at 1800 North Kent Street in Arlington, VA. DOS has occupied space in the building since May 1, 2010, under a lease that expires on November 30, 2020.

The lease will provide continued housing for DOS, and will maintain the office and overall space utilization of 103 and 147 usable square feet (USF) per person, respectively.

**Description**

Occupant:	DOS
Current RSF:	246,771 (Current RSF/USF = 1.18)
Estimated/Proposed Maximum RSF <sup>1</sup> :	252,000 (Proposed RSF/USF = 1.2)
Expansion/Reduction RSF:	None
Current USF/Person:	147
Estimated/Proposed USF/Person:	147
Expiration Dates of Current Lease(s):	11/30/2020
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces <sup>2</sup> :	5
Scoring:	Operating
Current Total Annual Cost:	\$9,590,697 (leases effective 05/01/2010)
Estimated Rental Rate <sup>3</sup> :	\$39.00 / RSF
Estimated Total Annual Cost <sup>4</sup> :	\$9,828,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.18; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>3</sup> This estimate is for fiscal year 2021 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>4</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
ARLINGTON, VA**

Prospectus Number: PVA-05-WA20  
Congressional District: 8, 10, 11

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for the DOS, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

DOS's mission is to lead America's foreign policy through diplomacy, advocacy, and assistance by advancing the interests of the American people, their safety and economic prosperity.

This requirement will provide housing for the Diplomatic Security Service (DSS). DSS is the Federal law enforcement and security bureau of DOS. Tasked with securing diplomacy and protecting the integrity of U.S. travel documents, DSS has the largest global reach of any U.S. Federal law enforcement agency, with offices in 29 U.S. cities and in more than 270 locations around the world.

**Justification**

This location supports key DSS functions, and the current lease at 1800 North Kent Street in Arlington, VA, expires on November 30, 2020.

GSA will consider whether DOS's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of the real and personal property needed for DOS to accomplish its mission. DOS requires continued housing to carry out its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSA

PBS

**PROSPECTUS - LEASE  
DEPARTMENT OF STATE  
ARLINGTON, VA**

Prospectus Number: PVA-05-WA20  
Congressional District: 8, 10, 11

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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on January 15, 2020.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration



March 2019

Housing Plan  
Department of State

PVA-05-WA20  
Arlington, VA

H1400

February 28, 2020

Leased Locations	CURRENT			ESTIMATED/PROPOSED		
	Personnel		Usable Square Feet (USF) <sup>1</sup>	Personnel		Usable Square Feet (USF)
	Office	Total		Office	Total	
1800 North Kent Street	1,428	1,428	8,703	187,953	209,711	13,055
Estimated/Proposed Lease						
<b>Total</b>	<b>1,428</b>	<b>1,428</b>	<b>8,703</b>	<b>187,953</b>	<b>209,711</b>	<b>13,055</b>

Office Utilization Rate (UR) <sup>2</sup>		
Rate	Current	Proposed
	103	103

UR = average amount of office space per person  
Current UR excludes 41,350 usf of office support space  
Proposed UR excludes 41,350 usf of office support space

Overall UR <sup>3</sup>		
Rate	Current	Proposed
	147	147

R/U Factor <sup>4</sup>			
	Total USF	RSF/USF	Max RSF
Current	209,711	1.18	246,771
Estimated/Proposed	209,711	1.20	252,000

Special Space <sup>6</sup>		USF
Conference/Training		2,611
Physical Fitness		5,222
ADP		5,222
<b>Total</b>		<b>13,055</b>

NOTES:

<sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.

<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people

<sup>3</sup> USF/Person = housing plan total USF divided by total personnel

<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF

<sup>5</sup> Storage excludes warehouse, which is part of Special Space.

<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

## COMMITTEE RESOLUTION

LEASE—DEPARTMENT OF STATE, ARLINGTON, VA

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives*, that pursuant to 40 U.S.C. §3307, appropriations are authorized for a lease of up to 116,000 rentable square feet of space, including 22 official parking spaces, for the Department of State currently located at 1400 Wilson Boulevard in Arlington, VA, at a proposed total annual cost of \$4,524,000 for a lease term of up to 20 years, a prospectus for which is attached to and included in this resolution.

Approval of this prospectus constitutes authority to execute an interim lease for all tenants, if necessary, prior to the execution of the new lease.

*Provided that*, the Administrator of General Services and tenant agency(ies) agree to apply an overall utilization rate of 175 square feet or less per person, except that, if the Administrator determines that the overall utilization rate cannot be achieved, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided that*, except for interim leases as described above, the Administrator may not enter into any leases that are below prospectus level for the purposes of meeting any of the requirements, or portions thereof, included in the prospectus that would result in an overall utilization rate of 175 square feet or higher per person.

*Provided that*, to the maximum extent practicable, the Administrator shall include

in the lease contract(s) a purchase option that can be exercised at the conclusion of the firm term of the lease.

*Provided further*, that the General Services Administration shall not delegate to any other agency the authority granted by this resolution.

*Provided further*, that the Administrator shall require that the delineated area of the procurement is identical to the delineated area included in the prospectus, except that, if the Administrator determines that the delineated area of the procurement should not be identical to the delineated area included in the prospectus, the Administrator shall provide an explanatory statement to the Committee on Transportation and Infrastructure of the House of Representatives prior to exercising any lease authority provided in this resolution.

*Provided further*, not later than 30 calendar days after the date on which a request from the Chairman or Ranking Member of the Committee on Transportation and Infrastructure of the House of Representatives is received by the Administrator of General Services, the Administrator shall provide such Member a response in writing that provides any information requested regarding the project.

*Provided further*, the Administrator of General Services may not enter into this lease if it does not contain a provision barring any individual holding a Federally-elected office, regardless of whether such individual took office before or after execution of this lease, to directly participate in, or benefit from or under this lease or any part thereof and that such provision provide that if this lease is

found to have been made in violation of the foregoing prohibition or it is found that this prohibition has been violated during the term of the lease, the lease shall be void, except that the foregoing limitation shall not apply if the lease is entered into with a publicly-held corporation or publicly-held entity for the general benefit of such corporation or entity.

*Provided further*, prior to entering into this lease or approving a novation agreement involving a change of ownership under this lease, the Administrator of General Services shall require the offeror or the parties requesting the novation, as applicable, to identify and disclose whether the owner of the leased space, including an entity involved in the financing thereof, is a foreign person or a foreign-owned entity; provided further, in such an instance, the Administrator of General Services shall notify the occupant agency(ies) in writing, and consult with such occupant agency(ies) regarding security concerns and necessary mitigation measures (if any) prior to award of the lease or approval of the novation agreement.

*Provided that*, to the maximum extent practicable, the Administrator of General Services shall require that the lease procurement consider the availability of public transportation consistent with agency mission requirements and that the space to be leased be renovated for all cost effective improvements, including renewable energy upgrades, water efficiency improvements, and indoor air quality optimization, that reduce greenhouse gas emissions.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
ARLINGTON, VA**

Prospectus Number: PVA-07-WA20  
Congressional District: 8, 10, 11

**Executive Summary**

The General Services Administration (GSA) proposes a lease of approximately 116,000 rentable square feet (RSF) for the Department of State (DOS), currently located at 1400 Wilson Boulevard in Arlington, VA. DOS has occupied space in the building since April 18, 2010, under a lease that expires on March 31, 2021.

The lease will provide continued housing for DOS, and will maintain the office and overall space utilization of 122 and 175 usable square feet (USF) per person, respectively.

**Description**

Occupant:	Department of State
Current RSF:	108,296 (Current RSF/USF = 1.13)
Estimated/Proposed Maximum RSF <sup>1</sup> :	116,000 (Proposed RSF/USF = 1.20)
Expansion/Reduction RSF:	7,704 Expansion
Current USF/Person:	175
Estimated/Proposed USF/Person:	175
Expiration Dates of Current Lease(s):	03/31/2021
Proposed Maximum Leasing Authority:	20 years
Delineated Area:	Northern Virginia
Number of Official Parking Spaces <sup>2</sup> :	22
Scoring:	Operating Lease
Current Total Annual Cost:	\$4,071,445 (leases effective 04/18/2010)
Estimated Rental Rate <sup>3</sup> :	\$39.00 / RSF
Estimated Total Annual Cost <sup>4</sup> :	\$4,524,000

<sup>1</sup> The RSF/USF at the current location is approximately 1.13; however, to maximize competition a RSF/USF ratio of 1.20 is used for the estimated proposed maximum RSF as indicated in the housing plan.

<sup>2</sup> Security requirements may necessitate control of parking at the leased location in addition to the official parking spaces identified in the prospectus. If the additional parking resulting from security requirements is included in the leasehold interest in the building, the proposed total annual cost and maximum proposed rental rate may exceed the amounts indicated above.

<sup>3</sup> This estimate is for fiscal year 2021 and may be escalated by 2.0 percent annually to the effective date of the lease to account for inflation. The proposed rental rate is fully serviced including standard operating expenses, whether paid by the lessor or directly by the Government. GSA will conduct the procurement using prevailing market rental rates as a benchmark for the evaluation of competitive offers and as the basis for negotiating with offerors to ensure that lease award is made in the best interest of the Government.

<sup>4</sup> New leases may contain an escalation clause to provide for annual changes in real estate taxes and operating costs.

GSA

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**PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
ARLINGTON, VA**

Prospectus Number: PVA-07-WA20  
Congressional District: 8, 10, 11

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**Acquisition Strategy**

In order to maximize the flexibility and competition in acquiring space for DOS, GSA may issue a single, multiple-award solicitation that will allow offerors to provide blocks of space able to meet requirements in whole or in part. All offers must provide space consistent with the delineated area defined by this prospectus.

**Background**

DOS's mission is to lead America's foreign policy through diplomacy, advocacy, and assistance by advancing the interests of the American people, their safety and economic prosperity.

This requirement will provide housing for the Diplomatic Security Service (DSS). DSS is the Federal law enforcement and security bureau of DOS. Tasked with securing diplomacy and protecting the integrity of U.S. travel documents, DSS has the largest global reach of any U.S. Federal law enforcement agency, with offices in 29 U.S. cities and in more than 270 locations around the world.

**Justification**

This location supports key DSS functions and the current lease at 1400 Wilson Boulevard in Arlington, VA, expires March 31, 2021. DOS requires continued housing to carry out its mission.

GSA will consider whether DOS's continued housing needs should be satisfied in the existing location based on an analysis of other potential locations within the delineated area. If other potential locations are identified, GSA will conduct a cost-benefit analysis to determine whether the Government can expect to recover the relocation and duplication costs of the real and personal property needed for DOS to accomplish its mission.

**Summary of Energy Compliance**

GSA will incorporate energy efficiency requirements into the Request for Lease Proposals and other documents related to the procurement of space based on the approved prospectus. GSA encourages offerors to exceed minimum requirements set forth in the procurement and to achieve an Energy Star performance rating of 75 or higher.

GSA

PBS

**PROSPECTUS – LEASE  
DEPARTMENT OF STATE  
ARLINGTON, VA**

Prospectus Number: PVA-07-WA20  
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**Resolutions of Approval**

Resolutions adopted by the House Committee on Transportation and Infrastructure, and the Senate Committee on Environment and Public Works approving this prospectus will constitute approval to make appropriations to lease space in a facility that will yield the required rentable area.

**Interim Leasing**


GSA will execute such interim leasing actions as are necessary to ensure continued housing of the tenant agency prior to the effective date of the new lease. It is in the best interest of the Government to avert the financial risk of holdover tenancy.

**Certification of Need**


The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on January 15, 2020.

Recommended: \_\_\_\_\_

  
Commissioner, Public Buildings Service

Approved: \_\_\_\_\_

  
Administrator, General Services Administration

Leased Locations	CURRENT				ESTIMATED/PROPOSED			
	Personnel		Usable Square Feet (USF) <sup>1</sup>		Personnel		Usable Square Feet (USF)	
	Office	Total	Office	Total	Office	Total	Storage <sup>2</sup>	Special <sup>3</sup>
1400 Wilson Boulevard	548	548	86,058	95,878			3,928	5,892
Estimated/Proposed Lease								
Total	548	548	86,058	95,878	548	548	3,928	5,892
							86,058	95,878
							3,928	5,892
							86,058	95,878

Office Utilization Rate (UR) <sup>2</sup>			
Rate		Current	Proposed
		122	122

UR = average amount of office space per person  
Current UR excludes 18,933 usf of office support space  
Proposed UR excludes 18,933 usf of office support space

Overall UR <sup>3</sup>			
Rate		Current	Proposed
		175	175

R/U Factor <sup>4</sup>			
Rate		Current	Proposed
		1.13	1.20
		108,296	116,000

NOTES:

- <sup>1</sup> USF means the portion of the building available for use by a tenant's personnel and furnishings and space available jointly to the occupants of the building.  
<sup>2</sup> Calculation excludes Judiciary, Congress and agencies with less than 10 people  
<sup>3</sup> USF/Person = housing plan total USF divided by total personnel  
<sup>4</sup> R/U Factor (R/U) = Max RSF divided by total USF  
<sup>5</sup> Storage excludes warehouse, which is part of Special Space.  
<sup>6</sup> Special spaces listed are examples of such spaces and may be subject to change at the time a Request for Lease Proposal (RLP) is issued to meet specific agency requirements.

Special Space <sup>6</sup>		USF
Conference/Training		5,092
Physical Fitness		800
Total		5,892

## COMMITTEE RESOLUTION

ALTERATION—NEW U.S. COURTHOUSE,  
HUNTSVILLE, AL

*Resolved by the Committee on Transportation and Infrastructure of the U.S. House of Representatives, that pursuant to 40 U.S.C. §3307, the resolution passed by the Committee on*

Transportation and Infrastructure dated December 12, 2018, is amended;

*Provided*, that the Administrator of General Services shall ensure that construction of the new courthouse complies, at a minimum, with courtroom sharing requirements adopted by the Judicial Conference of the United States.

The proviso “Provided further, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide” is amended to read “Provided further, that, except for deviations from the U.S. Courts Design Guide approved by the Judicial Conference prior to the date of this resolution, the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.”

**GSA****PBS**

**FACTSHEET  
NEW U.S. COURTHOUSE  
HUNTSVILLE, AL**

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**Project Summary**

Public Law 115-141, the 2018 Consolidated Appropriations Act, passed on March 24, 2018, appropriated \$110,000,000 to Courthouse Construction in Huntsville, AL. Of that \$110,000,000, GSA determined that \$86,463,000 would be needed to construct the new courthouse and the balance of the appropriation would be used to renovate and backfill the existing building.

On September 24, 2018, the General Services Administration (GSA) submitted a prospectus (PAL-CTC-HU18) to the House Committee on Transportation and Infrastructure and Senate Committee on Environment and Public works that proposed the design and construction of a new U.S. Courthouse of approximately 123,100 gross square feet, including 26 parking spaces, in Huntsville, AL that would meet the 10-year space needs of the court and court-related agencies and the site could accommodate the anticipated 30-year needs of the court. At that time, part I of the Federal Judiciary's Courthouse Project Priorities list (approved by the Judicial Conference of the United States on September 12, 2017) included a courthouse project in Huntsville, AL. At the time that the original requirements were developed, no exceptions to the U.S. Courts Design Guide were expected and the prospectus noted the same.

At its September 2019 meeting, the Judicial Conference of the United States approved an exception to the U.S. Courts Design Guide to include a special proceedings courtroom and additional clerk space in the program of requirements for the new courthouse in Huntsville, Alabama. The special proceedings courtroom and clerk space is approximately 825 usable square feet larger than a district courtroom and will replace one of the two district courtrooms previously identified within the approved prospectus. Additionally, the Judiciary has reduced other programmed space to offset the difference between a district courtroom and larger special proceedings courtroom and additional clerk space so the total GSF of the project does not change. The total number of courtrooms and chambers identified in the original prospectus, five and six respectively, will remain the same.

The Judiciary will provide the funds to support this request and no appropriations of Federal Buildings Funds are required. In accordance with the existing prospectus and resolutions, GSA has not included a special proceedings courtroom as recently requested by the Judiciary in the design of the new courthouse. The House Committee on Transportation and Infrastructure resolution passed on December 12, 2018 included the following provision:

- *Provided Further*, that the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.



**GSA****PBS**

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**FACTSHEET  
NEW U.S. COURTHOUSE  
HUNTSVILLE, AL**

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Other resolutions passed at the same time, such as the resolution approving the construction of a new courthouse in Fort Lauderdale, Florida address exceptions to the U.S. Courts Design Guide. The Fort Lauderdale Courthouse project had an approved special proceedings courtroom listed in the prospectus as an exception and the subsequent resolution from the House Committee on Transportation and Infrastructure states:

- *Provided Further*, that, except as provided in the prospectus, the design of the new courthouse shall not deviate from the U.S. Courts Design Guide.

In order for GSA to proceed with the design of the courthouse with a special proceedings courtroom, the Committee would need to remove or modify the existing restriction.

**Justification**

The Judicial Conference of the United States approved a request from the 11th Circuit for a special proceedings courtroom in lieu of a standard district courtroom during its September 2019 meeting. The special proceedings courtroom was justified due to the anticipated multi-attorney civil cases, multi-defendant criminal cases, and naturalization ceremonies.

There was no objection.

### ISSUES OF THE DAY

The SPEAKER pro tempore. Under the Speaker's announced policy of January 3, 2019, the gentleman from Iowa (Mr. KING) is recognized for 60 minutes as the designee of the minority leader.

Mr. KING of Iowa. Madam Speaker, it is my honor to be recognized by you to address you here on the floor of the United States House of Representatives. Recognizing the centuries of debate that have taken place before our Speakers over the years, every time that anyone has this privilege to address you and be heard by the Members of this House of Representatives and by, today, with our technology, all the people of the United States of America, it is an honor. And it is an honor that goes along with the vote card and with the endorsement of a majority of our constituents back in our various districts.

I would say, Madam Speaker, that too often we don't think about how this mix works out; how our Founding Fathers had so much wisdom to put this together when it was 13 original colonies and there were far fewer seats in this House of Representatives than there are today; and yet, to put the mix together here so it is a voice from every corner of America.

We started out with 13 original colonies—and I should have probably memorized how many House seats there were in the beginning—but it grew to 435 and then they capped it, because as the country got bigger if we had used that population balance, we would have many more seats here in the House of Representatives.

Some would say that 435 is unmanageable; in fact, all of us would have said that on one day or another.

But the wisdom of it, the beauty of it, the genius of it is this: That 435 Congressional districts in America, every corner of America is represented here, Madam Speaker, in front of you in the House of Representatives.

Whether you go up to Alaska and you hear from the dean of the delegation, in fact, the dean of the House, DON YOUNG, who has been here longer than anybody else, and the wisdom that he brings from way up in the northwest country; or whether you go down into the southern tip of Florida, or up into Maine, or down into, let's say, San Diego, right across the border from Tijuana, or out to Hawaii, or even Guam, for that matter, and the Marianas, you hear the voice of America here.

I have listened to the debate here on this floor and in our committees for a long time; and what I hear, when I hear that debate come, you will hear geographical identifications going on. People will stand up for—a lot of times it is “ag” products that you can determine. We don't do too many pineapples in Iowa. When I hear about that, I think, well, are we talking Hawaii? Yes, usually.

When we are talking about cotton, that is the South. When it is corn, that is the Corn Belt. That is the “ag” side of this.

But also, we have different weather circumstances. If you want to do a little research, or if you want to find out what is going on in America, you walk down here on the floor, Madam Speaker, and go find somebody that represents the area that is affected.

Whether it is weather; whether it is crops; whether it is current events; whether it is a natural disaster or a human-caused disaster, we get straight to it here. The quickest way you can find an expert is here in the House of Representatives.

So I congratulate all of my colleagues for doing that job; for bringing the values of their constituents here and putting together that jigsaw puzzle of 435 voices with many, many, many more ideas than those voices.

But I came here this afternoon, Madam Speaker, to address a couple of topics; and one of them I want to address is the life and the contribution of Philip Haney. Philip Haney was a friend of mine. He was a friend of Mr. GOHMERT and others.

Philip Haney was one of the originals to be hired on for the Department of Homeland Security. He became an analyst. He taught himself the Arabic language, and he began tracking the flow of people into the United States out of those countries that, from which came those 19 who bombed us on September 11 of 2001.

Philip Haney's expertise built a database. That database tracks something—this is by my memory, Madam Speaker, so that is my disclaimer—about 800 individuals who were at least on the suspect list of those who might be positioning themselves to bring forth another attack on America.

If we can remember what that was like in 2001, and think what it was like for Phil Haney, stepping up in a way that he had to educate himself in the Arabic language; he had to understand the culture; he had to understand the history; and then he had to track logistics and other characteristics.

He built a database, a database that was an indicator database on whether and if there might be another attack that was rooted in the ideology that took down the Twin Towers, and bombed the Pentagon, and put the plane down in Pennsylvania. Phil Haney was a patriot.

When I first met Phil Haney, it was in a quiet, careful room over here just off the Capitol a little ways. I knew a little about his story, but when I first heard his story, he was concerned then that he would be a target by people. And he had a thumb drive with a lot of data on it—I don't know how many gigs it was—hanging on a lanyard around his neck. He kept that with him.

I understood that that information was also deposited in a remote location or two or more, so there was a redun-

dancy. If anything happened to Phil Haney, that data would be accessible to the people whom he trusted, I imagine, the most. So that was his insurance policy that he wouldn't be killed.

Then, over the years, Phil Haney—and I am going to say 7 or 8 years of this very active—Phil Haney wrote a book called, “See Something, Say Nothing.” Those were the orders he got out of the administration at the time, Madam Speaker.

Yet, Phil Haney had developed the research and the database that he said, in the last few years of his life, might have, could have—and I will say, those were the words he used—might have and could have prevented the mass killings, the one in San Bernardino and the one in Orlando that were perpetrated by, I will say, Islamic radical hatred.

But that information was scrubbed. It was scrubbed from the Department of Homeland Security by order from on high; how high up in the administration, at this point I don't know that we do know. We do know that the former director of the FBI, Robert Mueller, ordered that also to be the case for all of the documents in the FBI, so that there was nothing derogatory about Islam anywhere in all those research documents.

That is part of the work that Phil Haney was doing. Phil Haney was then tracking people with his access to the database, but also his ability to track credit card numbers, phone calls, and those things, so that he could see who was talking to whom; where they were traveling; where they were gathering; and that data informed him. But the order came down, scrub all of that out of your database.

He never said publicly that he downloaded that information before the scrub came down, but he didn't deny it either. He was a directly honest man, and whatever Phil Haney said, you could always believe.

But the administration came in, his bosses, and essentially, took over his computer and scrubbed the hard drive of the records that they said he should not be following, because, I guess, it is under a presumption that if you follow people that are, I will say, associated with criminals, that somehow that reflects a prejudice against their religion.

We know that the people that bombed the Twin Towers, and the Pentagon, and put that plane down in Pennsylvania were all of the same religion. But they were a sect of the religion. They were radical Islamists, and Phil Haney was the bulwark against that.

Madam Speaker, I say this because a week ago today, Phil Haney died. He was found dead along the road out in a rural area in California, with a gunshot wound in his chest which, I imagine, was very close to where that thumb drive hung from the lanyard around his neck. That was how he kept that data with him at all times.